

**ATTACHMENT K**



County of San Mateo

## Planning & Building Department

455 County Center, 2nd Floor  
Redwood City, California 94063  
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122

plngbldg@co.sanmateo.ca.us

www.co.sanmateo.ca.us/planning

December 14, 2007

Steve Baugher  
855 W. Edmundson Avenue  
Morgan Hill, CA 95037

Dear Mr. Baugher:

**SUBJECT:** Summary of Comments and Questions Received at the Public Workshop Held on November 28, 2007 for the Proposed Mixed Use Office Facility, Requiring Rezoning from R-1/S-92 to PUD (Planned Unit Development), and General Plan Amendment from "Medium-Low Density Residential" to "Office Commercial," Located at 2126 and 2128 Sand Hill Road in Unincorporated Menlo Park (APNs 079-120-160 and 079-120-140)

Thank you for your participation in the public workshop. The information and comments exchanged were necessary to understand the concerns from the community as the process moves forward. The purpose of this letter is to summarize the comments received at the workshop and includes comments received from other reviewing agencies.

At the meeting, the applicant, Steve Baugher, and his team described a tentative proposal for a 10,000 sq. ft. office building which includes two residential units. The proposed building is a 2-story structure with a footprint of 5,000 sq. ft. The office portion of the project would support 20-30 people with underground parking for employees.

The applicant's goal is to construct a LEED (Leadership in Energy and Environmental Design) "platinum-level" building and be as "green" and sustainable as possible. The proposed project entails some off-site construction in a factory, thereby reducing the amount of time that construction activity will occur on the subject property.

### Key Comments and Concerns of the Community

1. The community is concerned with the proposed size of the building. Several questions were raised as to why two smaller buildings were not considered. It was also suggested that a single building could be longer and not as wide to reduce the feeling of mass. The large area in the rear could possibly accommodate a longer building.
2. The community was concerned with the project's creation of additional ingress/egress traffic during peak commute times, and the potential for blocking the view from adjacent parcels. The site turn-in and exit clearance on Sand Hill Road in both directions, and speed on Sand Hill Road are also a concern.

000280

3. The project hours of operation have not been established, but there was a concern about traffic issues. Some traffic mitigation measures such as staggering work start times can address some of this concern and should be investigated in the traffic study.
4. It was requested that any traffic study consider the traffic which will be generated by a proposed hotel/conference center development on Sand Hill Road.
5. In conjunction with traffic, concerns about noise from vehicle ingress and egress were raised and should be included in any environmental noise studies.
6. It was discussed that vehicles parked in the garage not be visible from surrounding buildings. At this stage, all proposed parking is underground.
7. Related to aesthetics, there was a concern that surrounding buildings all looked like residential buildings, even the PUD on the corner. The proposed design was described as "a box," commercial in nature, and conflicting with the neighborhood feeling. One resident stated that "an office park is not in keeping with the neighborhood theme of the block."
8. A request was made to prevent the reduction of daylight on surrounding parcels. This could include breaking of the entire building, or segmentation and/or articulating or setting back the second story.
9. Use of the R-1/S-92 setbacks was of some concern. The 10-foot side yard setback and proposed landscaping may lead to reduction of the daylight reaching other buildings. The overhang on the building was specifically mentioned.
10. One community member is concerned that adequate parking for all employees, tenants and visitors be provided for in the underground parking.
11. One community member summed up their concerns by stating they were concerned about how the development would affect their quality of life.
12. The White Oak Homeowners' Association emailed a letter (see attached) to the County after the meeting. Some of the concerns are specific to their building; however, many of the concerns were previously discussed and represented earlier in this document.

#### Comments from San Mateo County Planning Department

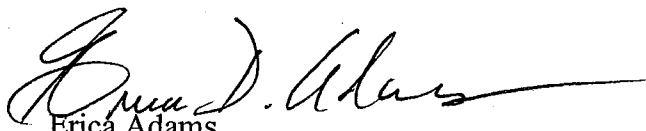
1. An analysis of the traffic, circulation and parking, including guest parking, shall be conducted to determine what impacts the changes will have, if any, on the surrounding community. This analysis shall include review of other existing and pending development in the area that potentially generates traffic onto Sand Hill Road and Santa Cruz Avenue.
2. A noise analysis shall be done. Specifically, addressing the noise impacts of adjacent residential uses of incoming and outgoing vehicles into the underground parking area during peak commute times.

3. A shadow analysis shall be completed that assesses the shadow cast by the building on adjacent parcels.
4. A massing study that includes section elevations of a project and buildings on all three sides.
5. A detailed operational statement which shall include the following:
  - a. Types/categories of business proposed for the facility
  - b. Hours of operation
  - c. Estimated number of daily visitors
  - d. Peak use periods and the number of people who will be on-site
  - e. Times of deliveries and/or pick-ups

It appears that based on the potential impacts apparent from both the submitted development plans and from comments made at the public meeting, an Initial Study and Negative Declaration will need to be prepared in compliance with CEQA requirements. This document, which is prepared by the Planning Department, requires that you need to provide analysis from expert professionals in the fields of traffic, noise and sunlight.

All of the above issues and concerns should be reviewed and, as necessary, incorporated into your final submittal for review by the Planning Department. A copy of this letter will become part of the file. If you have questions regarding the submittal of the formal application, please contact me at 650/363-1828.

Sincerely,



Erica Adams  
Project Planner

EDA:fc – EDRA1359\_WFN.DOC

Enclosures

cc: Lisa Grote, Community Development Director  
Jim Eggemeyer, Deputy Director  
Jerry Chapman, Building Inspection Section  
Ken Au, Department of Public Works  
Board of Supervisors Members  
Planning Commission Members  
Fire Authority  
Ray Hashimooa, Peiqing Wang, HME Engineers  
Living Homes  
Meeting Attendees

000282

**ATTACHMENT L**

**RESOLUTION NO. \_\_\_\_\_**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA**

\* \* \* \* \*

**RESOLUTION TO AMEND THE SAN MATEO COUNTY GENERAL PLAN  
LAND USE MAP AFFECTING TWO PARCELS ON SAND HILL ROAD  
IN THE UNINCORPORATED WEST MENLO PARK AREA**

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**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, that

**WHEREAS**, in 1986, the Board of Supervisors adopted the County General Plan which included the Land Use Designations: Medium-Low Density Residential” and “Office Commercial”; and

**WHEREAS**, an application has been submitted for approval of a commercial office building on two legal parcels (to be merged) totaling 20,562 sq. ft., located at 2126 and 2128 Sand Hill Road in the unincorporated Menlo Park area on lands which have been designated Medium-Low Density Residential in the County General Plan; and

**WHEREAS**, on August 26, 2009, the San Mateo County Planning Commission held a public hearing to consider the project described above and, at the conclusion of this hearing, recommended among other things, that this Board adopt a resolution to change the subject parcel’s General Plan Land Use Designation from “Medium-Low Density Residential” to “Office Commercial”; and

**WHEREAS**, on October 6, 2009, the San Mateo County Board of Supervisors held a public hearing to consider said proposed amendment; and

**WHEREAS**, the Board of Supervisors finds that changing the General Plan Land Use Designation from Medium-Low Density Residential to Office Commercial for these lands is appropriate in order to facilitate a more efficient use of the site, in that the project complies with the locational criteria for Office Commercial, e.g., it is near existing office areas, along transportation corridors; near employment centers; where commercial and residential uses need to be buffered; and where there is convenient automobile, transit, pedestrian and/or bicycle access; and

**WHEREAS**, this Board further finds that the project site is adjacent to existing office uses to the north and across the street to the east, that Sand Hill Road is a major arterial road and a transportation corridor with pedestrian and bicycle access, that landscaping, project design and operational features will be used to provide buffers between commercial and residential uses and increase privacy, minimize visual impacts and reduce noise; and

**WHEREAS**, the Board of Supervisors finds that the project and proposed amendment complies with applicable General Plan Policies, including Soil Resources Policies 2.1-2.3; Visual Quality Policies 4.1(b), 4.4 and 4.35; Land Use Policy 7.15 for Urban Areas, and Policies 8.34-8.39 for Urban Development to ensure and promote good and responsible development.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the San Mateo County Board of Supervisors hereby amends the County General Plan Land Use Map as shown on the attached map labeled Exhibit A.

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# ATTACHMENT M



**ORDINANCE NO. \_\_\_\_\_**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA**

\* \* \* \* \*

**AN ORDINANCE AMENDING PART ONE (ZONING ANNEX) OF DIVISION VI  
(PLANNING) OF THE SAN MATEO COUNTY ORDINANCE CODE TO REVISE  
THE ZONING TEXT, APPENDIX A (PLANNED UNIT DEVELOPMENTS) TO  
ENACT THE PLANNED UNIT DEVELOPMENT NO. 134 (PUD-134)  
ZONING DISTRICT REGULATIONS ON TWO PARCELS IN THE  
UNINCORPORATED WEST MENLO PARK AREA**

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The Board of Supervisors of the County of San Mateo, State of California,  
ordains as follows:

**SECTION 1.** The San Mateo County Ordinance, Division VI, Part One, Zoning Text,  
Appendix A (Special Districts and Planned Unit Developments) is hereby amended to  
establish and enact the Planned Unit Development No. 134 (PUD-134) to read as  
follows:

**PUD-134. PLANNED UNIT DEVELOPMENT**

**SECTIONS:**

1. PURPOSE
2. DEVELOPMENT PLAN
3. RESTRICTION TO PERMITTED USES
4. HEIGHT
5. SETBACKS
6. LOT COVERAGE
7. FLOOR AREA
8. MAINTENANCE OF LANDSCAPING
9. RESTRICTION OF OUTDOOR LIGHTING
10. MAINTENANCE OF MINIMUM PARKING PROVISIONS
11. RESTRICTED HOURS FOR DELIVERIES
12. RESTRICTION ON HOURS OF OPERATION

13. TRASH DISPOSAL AND RECYCLING
14. ENTRY/EXIT DRIVEWAY
15. SIGNAGE

**SECTION 1. PURPOSE.** The following PUD-134 regulations shall govern the land use and development of an office development (described below) on 20,562 sq. ft. (Assessor's Parcel Numbers 074-120-140 and 074-120-160) located at 2126 and 2128 Sand Hill Road, in the unincorporated West Menlo Park area of San Mateo County. To the extent that the regulations contained herein conflict with other provisions of Part One, Division VI (Zoning) of the San Mateo County Ordinance Code, the regulations contained herein shall govern.

**SECTION 2. DEVELOPMENT PLAN.** All development shall conform to the development plans (County File Number PLN 2008-00136) for the subject property as approved by the Planning Commission on August 26, 2009 and by the Board of Supervisors on October 6, 2009, and on file in the office of the County Planning Department. Those plans include the following specific elements: (a) the creation of one parcel through the merger of APN 074-120-140 (8,662 sq. ft.), and APN 074-120-160 (11,900 sq. ft.); (b) construction of the 12,600 sq. ft., two-story building for professional office use; (c) construction of underground parking garage with 50 parking spaces, including two handicapped spaces; (d) the provision and maintenance of all new and approved landscaping; and (e) the provision and maintenance of all parking area surface materials and drainage elements. No enlargements to this building shall be allowed and no building or site design modifications shall be allowed unless determined to be minor and approved by the Community Development Director. The Community Development Director shall make any necessary determination of conformity with the plan.

**SECTION 3. RESTRICTION TO PERMITTED USES.** Only the following uses shall be allowed: Office commercial. Office uses EXCLUDE manufacturing, retail sales, dental, medical and distribution. No more than a total of 40 employees may be working within the building at any time.

**SECTION 4. HEIGHT.** Height of the building shall conform to the height shown on the approved plans.

**SECTION 5. SETBACKS.** The minimum setbacks of the building shall conform to those shown on the approved plans.

**SECTION 6. LOT COVERAGE.** The maximum lot coverage for the building shall comply with that shown on the approved plans.

**SECTION 7. FLOOR AREA.** The maximum floor area for all floors of the building shall comply with that shown on the approved plans.

**SECTION 8. MAINTENANCE OF LANDSCAPING.** All proposed landscaping (i.e., trees, shrubs, flowers, groundcover), shown on the approved landscape plan and specified in added conditions of approval, shall always be maintained in a healthy condition. Any dead or dying landscaping elements shall be replaced in like kind immediately.

**SECTION 9. RESTRICTION OF OUTDOOR LIGHTING.** All light glare shall be contained to the subject parcel and shall not project onto or at any adjacent residential use.

**SECTION 10. MAINTENANCE OF MINIMUM PARKING PROVISIONS.**

Parking provisions for a minimum of 50 parking spaces shall be provided and maintained as shown on the approved plans. The tandem parking stall system, which accounts for 30 parking spaces, is to be used for employee parking only. Two parking spaces shall be handicapped spaces. The garage shall not be used in such a manner as to prevent its use for parking. The entry driveway shall be kept free of any permanently parked vehicles, and shall be reserved for vehicle circulation and temporary deliveries.

**SECTION 11. RESTRICTED HOURS OF OPERATION.** All business entities shall operate during the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday. From time to time, exceptions to these standard hours can be made for individual employees and special events.

**SECTION 12. RESTRICTED HOURS FOR DELIVERIES.** Equipment, supply and other deliveries shall be restricted to weekdays between the hours of 8:00 a.m. and 6:00 p.m.

**SECTION 13. TRASH DISPOSAL AND RECYCLING.** All occupants shall participate fully with the local jurisdiction's trash disposal and recycling program (for recycling of all eligible glass, aluminum, steel, plastic, paper). Sanitation vehicles shall operate in accordance with the Menlo Park Noise Ordinance. No noise in excess of 85 db is allowed prior to 8:00 a.m.

**SECTION 14. ENTRY/EXIT DRIVEWAY.** The required safety sign at the driveway shall alert all exiting vehicles to watch out for oncoming pedestrian and bicycle traffic to their left (traveling westward on Sand Hill Road) before they turn right (right turn only). This sign shall be maintained in good and readable condition.

The required silent alert signal for pedestrians crossing the driveway shall be operational at all times and maintained in good condition.

**SECTION 15. SIGNAGE.** Only one business-identifying sign is allowed. That sign may not be lit in any fashion. Its design shall be subject to the review and approval of the Community Development Director.

**SECTION 2.** This ordinance shall be in full force and effect thirty (30) days after its passage.

# ATTACHMENT N

**ORDINANCE NO. \_\_\_\_\_**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA**

\* \* \* \* \*

**AN ORDINANCE AMENDING CHAPTER 2 OF PART ONE (ZONING ANNEX) OF  
DIVISION VI (PLANNING) OF THE SAN MATEO COUNTY ORDINANCE CODE  
TO REVISE THE ZONING MAPS, APPENDIX A, TO ADD THE PLANNED UNIT  
DEVELOPMENT NO. 134 (PUD-134) DISTRICT REGULATIONS, AFFECTING  
TWO PROPERTIES IN THE UNINCORPORATED WEST MENLO PARK AREA**

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The Board of Supervisors of the County of San Mateo, State of California,  
ordains as follows:

**SECTION 1.** Section 6115 of Chapter 2 of Part One of Division VI of the San Mateo County Ordinance Code (Zoning Maps), Appendix A, shall be amended to establish the boundaries of the Planned Unit Development No. 134 (PUD-134) Zoning District Regulations, applicable to Assessor's Parcel Numbers 074-120-140 and 074-120-160 (2126 and 2128 Sand Hill Road, Menlo Park).

**SECTION 2.** This ordinance shall be in full force and effect thirty (30) days after its passage.

# ATTACHMENT O

# RECEIVED

**Carolyn F. Jones**

SEP 18 2009

Property owner: 2144 Sand Hill Road, Menlo Park, CA 94025

San Mateo County  
Planning Division  
— Hall of Justice  
400 County Center  
Redwood City, CA 94063

16 September 2009

**Subject: Trees along Sand Hill Road in front of the proposed structure**

Re-Zoning: 2126 & 2128 Sand Hill Road, Menlo Park, CA

File Number: PLN 2008-00136 (Baugher)

To whom it may concern,

A screen of trees in front of the proposed structure has been included and featured in all of the earlier drawings and presentations made by Mr. Baugher. (Please see attached.)

These trees are not shown in the recent drawings of the proposed loading zone. I am concerned that these trees may be eliminated to accommodate the now required loading zone.

The structure's bulk and positioning has been the focus of objections to the project:

- large physical size
- proximity to Sand Hill Road (about 20 feet closer to the road than other nearby structures)
- radically different architecture.

To counter such concerns, Mr. Baugher has consistently featured these trees. The artist's rendering shows that the trees screen the structure, with the proposed development making an "attractive and harmonious" presentation to Sand Hill Road. (Please see attached.)

The Planning Commission has recommended a condition of approval:

"Project approval is based on the inclusion of a loading zone ..."

(Condition #2 in Findings and Conditions of Approval.)

It would appear that these trees are at risk of being eliminated in favor of a loading zone.

**These trees are an essential feature of the project, and must be mandated.** Sand Hill Road is designated as a "Scenic Road", because of its attractive urban development. White Oak (adjacent property) was required by the City of Menlo Park to establish and maintain such a screen of trees along Sand Hill Road for this reason. All other structures along Sand Hill Road are screened from the street by a combination of trees, walls, and distance. A structure that does not conform will be a conspicuous eyesore.

It was probably an oversight that the need for this screen of trees was not addressed earlier. The need for a loading zone surfaced late in the Planning Commission meeting on 8/26, after public comment was closed. The loading zone was included as a specific provision without considering what impact this might have on other aspects of the project.



In summary, without this buffer of trees, the project

- makes a stark and prominent presentation to Sand Hill Road.
- is an example of urban sprawl.
- is **not** harmonious with the surrounding land uses.
- is **not** "as advertised" and presented earlier.
- is a conspicuous eyesore.

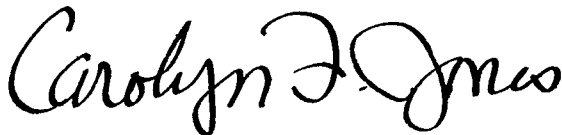
**What I would like the Board of Supervisors to do.**

- 1. Not grant the change in zoning without adding a provision to the project that mandates the planting and maintenance of a screen of trees between the building and Sand Hill Road to act as a buffer.**
- 2. Consider the larger concerns (findings of Planning Commission, March 2009):**
  - The bulk and positioning of the building is not harmonious with the surrounding land uses.
  - The setbacks are inadequate in the front and side yards, as compared to those on surrounding parcels.
  - The project conflicts with the general plan with respect to encouraging urban sprawl.**Return the project to the Planning Commission with a recommendation that the project be scaled down by increasing the front setback.**

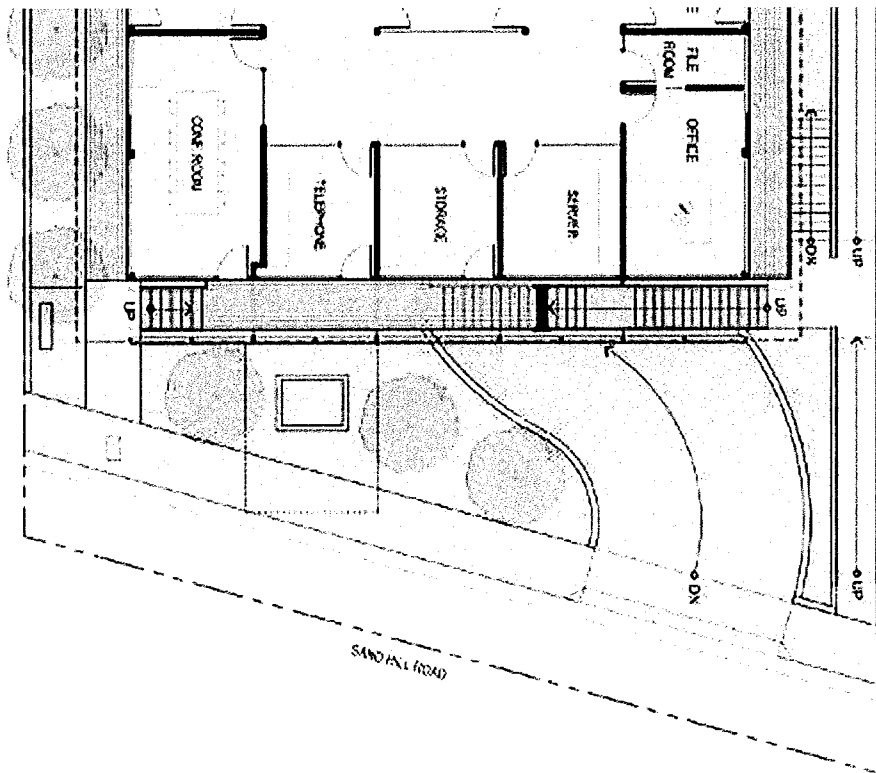
Specifically, if the front of the building were moved back about 20 feet, this would give plenty of room to simultaneously solve several problems:

- the buffer of trees in the front
- the loading zone
- the steep grade of the driveway
- the presentation of the project to the street

Sincerely,

A handwritten signature in black ink that reads "Carolyn F. Jones". The script is cursive and fluid, with the first name "Carolyn" being larger and more prominent than the last name "Jones".

Carolyn F. Jones



**Floor Plan showing Screen of Trees in front of proposed project**



**Artist's Rendering of proposed project as seen from Sand Hill Road.**

Board of Supervisors  
San Mateo County  
455 County Center  
Redwood City, CA 94063

September 18, 2009

Re: PLN 2008-00136  
2126-2128 Sand Hill Road, Menlo Park

Although the developers, Steve Baugher and Vinod Khosla (who will occupy the building) have made significant changes to the original design to comply with requirements of the Planning Commission, there remains a major problem that either was not addressed adequately or was overlooked by the Commission.

Sand Hill Road is designated as a "Scenic Road." A 'Scenic Road' is described as a travel route that should provide attractive urban development. Unfortunately, the project provides no buffer of trees between the front of the commercial building and the street. Without a buffer of trees in the front similar to what is on all of the other properties from the corner of Santa Cruz and Sand Hill Road to the Sharon Shopping Center, the large office building will create an eyesore, and look like "urban sprawl." Any design that encourages urban sprawl conflicts with the general plan.

The Planning Commission found that the setbacks in the original design were inadequate in the front as compared to those on surrounding parcels, posed a hazard to pedestrians, and made inadequate allowance for delivery trucks. To overcome these problems, the developers moved the structure back from the sidewalk and designated an area in the front for delivery vehicle parking. Unfortunately, this change removed any place for tree roots to grow. Without a buffer of trees and other plantings in front, the design is not harmonious with surrounding land uses, and is particularly incompatible with adjacent properties in the neighborhood.

If one moved the building back another five to ten feet, or reduced the size of the building, or both, there would be enough space for tree roots to grow and create a necessary buffer in front. A buffer of trees and plantings would create a desirable shield, make the development harmonious with surrounding land uses, and maintain Sand Hill Road as a 'Scenic Road.'

Instead of approving the project and granting a zoning change, the matter should be sent back to the planner and Planning Commission to resolve the problem of inadequate screening between the front of the building and the street.

Yours truly,

Hon. Charles L. Botsford (Retired)  
2150 Sand Hill Road,  
Menlo Park, CA 94025  
Tel: 650-234-8081

**RECEIVED**

SEP 18 2009

San Mateo County  
Planning Division

000293

RECEIVED

September 18, 2009

SEP 18 2009

To: ~~San Mateo County~~ <sup>San Mateo County</sup> Planning Division Mateo County Board of Supervisors - Mark Church, Carole Groom, Richard S. Gordon, Rose Jacobs Gibson and Adrienne Tisdler

From: Halle Hewitt - 2140 Santa Cruz Ave.,  
C-105, Menlo Park, CA 94025

Re: Opposition to Rezoning 2126 - 2128  
Sand Hill Road, Menlo Park

I am writing as an owner/  
resident of 2140 Santa Cruz Ave. I  
am opposed to the plan to convert  
2126 - 2128 Sand Hill Rd. to commercial.

First, it is a Safety Issue -  
detailed later -

As Gail Stocum said 4 times  
at the Planning Meeting in March,  
there are many places to build  
commercial buildings in Menlo Park rather  
than change residential to commercial

Obviously, MONEY and POLITICS  
influence decisions!

I personally have collected 97  
signatures from 156 owners/residents  
of Menlo Commons as of Sept. 18, 2009.  
Out of 122 units, 77 oppose the  
rezoning. This is over the majority  
of owners/residents. This is 63%  
opposed.

White Oaks has only <sup>10</sup> ~~26~~ units - 8  
face the proposed project. Pacific Hill  
has 26 units with 6 units facing  
the proposed project. There are 14  
from Building C (of Menlo Commons)  
facing the proposed project. Building  
C is one side of one of 5 buildings.

A garage being built only 4 feet  
from our boundary line is  
inconsiderate.

There will be a lot of noise from the traffic (causing delays) plus 50 parking places.

There will be lots of pollution.

The SAFETY from the traffic on Santa Cruz Ave. and Sand Hill Rd. will be more unsafe than it already is now! When walking / bicycling to Sharon Heights Shopping Center it is currently dangerous.

There will be no room to plant tall, sturdy trees when the garage is only 4 feet from our property.

The building will be only 31 feet at some part from the same fence.

I sincerely hope that the Board of ~~the~~ Supervisors will consider how they would like to live next

door to this proposed project. It will be dangerous for many people in the area. It may harm our property value.

It could be built many other places in Menlo Park!

Thank you for listening and your consideration.

Sincerely,

Helle Hewitt  
2140 Santa Cruz Ave, C-105  
Menlo Park, CA 94025

TO ERICA ADAMS

Thurs. Sept. 17, 2009

FROM RESIDENTS OF 2140 SANTA CRUZ AVE. MP

Enclosed is one set of the petition to protest the rezoning of 2126-2128 Sand Hill from residential to commercial.

Please include in appropriate packets.

From 170 residents there are 97 signatures ~~an~~

From 122 condominiums there are 78 units represented.

This is well over a majority of the residents/owners at 2140 Santa Cruz Ave opposed to rezoning 2126-28 Sand Hill.

**RECEIVED**

SEP 16 2009

San Mateo County  
Planning Division

000298



Board of Supervisors  
San Mateo County  
400 County Center  
Redwood City CA 94063

September 18 2009

FROM: RESIDENTS/OWNERS OF 2140 SANTA CRUZ AVE., MENLO PARK

The purpose of this petition is to communicate our disagreement with the plan to convert residential zoning to commercial for the properties at 2126 and 2128 Sand Hill Road in Menlo Park.

We are residents/owners of Menlo Commons condominiums for people age 55 and over. . The majority of us are opposed to the zoning change for the following reasons: There are signatures of 73 of the 170 owners/residents in 65 of the 122 units

1. Rezoning to commercial is not appropriate with condominiums on three sides including Menlo Commons, Pacific Hill and White Oak. The construction of an office building may negatively affect our property values.
2. The proposed plan with 50 cars and many delivery vehicles entering and exiting would be dangerous for the pedestrians and bicyclists who pass on the way to Sharon Heights Shopping Center..
3. The planting of trees between the office building and Menlo Commons would not be possible in the space behind the underground garage at 2126 -2128 Sand Hill. The height would not be sufficient to screen the offices from the Menlo Commons side.

The following signatures from residents/owners of 2140 Santa Cruz Avenue urge the Board to vote NO on rezoning from residential to commercial at 2126-2128 Sand Hill Road, Menlo Park.

000293

2140 Santa Cruz Ave  
Menlo Park, CA 94025

# A Building

NAME ADDRESS / Unit # PHONE NUMBER

1) Anna Huang A-206 650-561-4082

2) Dorothy Thomas A-203 234-1051

3) Betty Common A-208

4) TOM. PETERS A102 233-9602

5) Jeff Hylle A104 234-8244

6) Beverly Jean Hylle A104 234-8244

7) Jack Hylle A104 234-8244

8) Marcella Malin A210 233-0111

9) Francis C. Wrenger A205 564-4882

10) Freda Hylle A304 561-9503

11) Gloria Kraft A101 233-9234

12) Eugenie von Solbe A209 854-2428

13) David Hylle A301 233-9188

14) Judith Hadatken A-301 650 233-9188

15) Marylyn Palmer A-202 926-9337

16) Vera Indjibri A-207 561-3115

17) He Distaker A-1- 11-

18)

19)

20)

21)

22)

23)

crossed out by mistake

ok name

Key Address



B Building

NAME	ADDRESS / Unit #	PHONE NUMBER
1) Linares Press	B-101	650-561-9446
2) Teresa N. Lee	B-202	650-233-9068
3) George Goy	B-202	650-233-9068
4) Alexander Lasarev	B-205	650-233-2709
5) Crystal Hassen	B106	650 218 8625
6) Sally Allen	B107	650 561-0013
7) Phila Florin	B*109	(650) 854-6721
8) Jan Chernick	B-108	" 854-4045
9) Leo Klein	B-103	(650) 561-9399
10) Edward Elmer	B-203	(650) 854-41616
11) Robert A. O'Neil	B-205	(650) 233-2709
12) Carol Anne Walker	B-207	650 234-1230
13) Jane Miller Chai	B 304	(650) 566-1935
14) Paula Kay Tiller	B-302	(650) 854-6225
15) Winnie Biocini	B 301	(650) 949 1883
16) George Biocini	B 301	(650) 949 1883
17) Anna Hansen	B209	(650) 504-2545
18) Mrs. Ladd	B303	(650) 254-8326
19)		
20)		
21)		
22)		
23)		

See  
Attached

HAWAII

# C ~~A~~ Building

2140 Santa Cruz Ave.  
Menlo Park, / Unit #

NAME

ADDRESS

PHONE NUMBER

CA 94025

- 1) Halla Hewitt C-105 650-854-4607
- 2) Annette Jacal C-104 650-854-4812
- 3) Bill Ford " "
- 4) Ch. Allen C106 650-233-8894
- 5) McFarland C107 650-233-9155
- 6) Nancy Murrel C-107 (650) 233-9155
- 7) Lane Bannock C-218 (650) 233-9782
- 8) Paul C. Bannock C-210 (450) 233-9782
- 9) Patricia B. Bannock C101 650 233 0885
- 10) Martha Estrada C-202 650-234 1109
- 11) Margaret Legedys C209 650-561-9492
- 12) Debra D. Reif C102 (650) 854 3354
- 13) Frances Hayes C303 (650) 234-9813
- 14) Richard M. John C203 341-1812
- 15) Mary Borgia C-109 561-9507
- 16) Debra C. Minto C110 (650) 847-1422
- 17) Shirley C. Stewart C306 650 854-1963
- 18) Helen E. Ferris C307 650 854-6558
- 19) Eleanor Wheeler C305 650-854-5460
- 20) Ruth Strushane C205 650-233-7787
- 21) Theresa C106 650-233-8794
- 22) Yvonne Bunnell C201 650-233-1881
- 23) Judith Bass C208 650-233-6677

See  
attached

# C Building

2140  
Santa Cruz  
Mentel Park Ave.  
CA 94025

Unit #

24)	<del>Rene J. Holm</del>	<del>C-203 duplicate</del>	<del>650-371-1812</del>
25)	<del>Bob &amp; Sally</del>	<del>C-108</del>	<del>561-921</del>
26)	<del>A. G. G. G.</del>	<del>C-301</del>	<del>650-233-9295</del>
27)	<del>Camp. G. G.</del>	<del>C-301</del>	<del>650-233-9295</del>
28)	<del>Shirley Adversore</del>	<del>C-204</del>	<del>650-854-5281</del>
28-29)	<del>Marie Reed</del>	<del>C-207</del>	<del>650-561-9938</del>
29-30)	<del>Rudecindo Torres</del>	<del>C-208</del>	<del>650-233-6677</del>
30-31)	<del>Elizabeth F. Gumbert</del>	<del>C-207</del>	<del>650-387-1834</del>
31-32)	<del>Sandy Jackson</del>	<del>C-302</del>	<del>650-854-6460</del>
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See attached



OWES  
C-202

24) Edmund Estlund, 2080 OAKLEY AVE. N.P. 1940

25) \_\_\_\_\_

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E) P. 2 of 2

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Re: SAND HILL ZONING

Standard Header

Helene Ward &lt;hsward77@yahoo.com&gt;

Add

Tuesday, September 8, 2009 7:42:18 AM

To: Patricia Penning &lt;patpen34@sbcglobal.net&gt;

We are away from Menlo Park for a while. We are opposed to the rezoning at 2126-28 Sand Hill from residential to commercial. Alan J. Ward and Helene Ward, 2140 Santa Cruz Ave, E110.  
Thank you.

--- On Tue, 9/8/09, Patricia Penning <patpen34@sbcglobal.net> wrote:

From: Patricia Penning &lt;patpen34@sbcglobal.net&gt;

Subject: SAND HILL ZONING

To: hsward77@yahoo.com

Date: Tuesday, September 8, 2009, 7:28 AM

Please sign the new petition for the Board of Supervisors to oppose the change of zoning from residential to commercial at 2126-28 Sand Hill. An office building with 50 cars is proposed.

If you are out of town perhaps you could send a statement in opposition by this email and we will print it for the meeting with the Suypervisors.

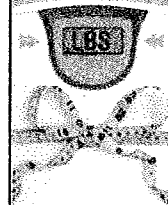
Pat Penning, C101

TODAY: 9/8 No events. Click the plus sign to add an event.

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9/8/2009 7:47 AM

000305

p. 1 of 2 DBuilding 2140 Santa Cruz

- 1 ~~241~~ ~~Unsub 11/11/11~~ D203
- 2 ~~251~~ Sandra ~~Thy~~ D-104
- 3 ~~261~~ Jacquin McInbald D106
- 4 ~~271~~ Marcie Dubbo D207
- 5 ~~281~~ Bernard A. Olson D203
- 6 ~~291~~ Helen M. Olson D203
- 7 ~~301~~ Elaine Smith D206
- 8 ~~311~~ Halide Etiz D205
- 9 ~~321~~ Terera Smith D305
- 10 ~~331~~ Margaret Robinson D108
- 11 ~~341~~ ~~Thompson & Jones~~ D104
- 12 ~~351~~ ~~John 2/11~~ D-205
- 13 ~~361~~ Richard ~~Edwards~~ D208 (650)-561-9747
- 14 ~~371~~ SUE THOMPSON D208 650-561-9747
- 15 ~~381~~

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See  
attached

000306



# D Building

2140 Santa Cruz Ave.  
Menlo Park, CA 94025

P. 2 of 2

NAME

ADDRESS

/ Unit #

PHONE NUMBER

- 1) FAIR BIRD (Palmer 24g D-205
- 2) Christa Ruschow D 204 854-2531
- 3) Johanne Kuchera D 204, 854-2531
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_
- 6) \_\_\_\_\_
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000307

E Building2140 Santa Cruz Ave  
Menlo Park, CA 94025NAMEADDRESS / Unit #PHONE NUMBER

- 1) Wm R. Cui E-201 650-926-9503
- 2) Mearose B. K. Schuniger E 202 650-9359
- 3) Brigitte Morrison E 303 650-854-5771
- 4) Lance and Annick E 203 650-561-9728
- 5) Helen and Bruce E 207 650-561-9728
- 6) Ruth Wise E 107 650-854-1434
- 7) Magaret Ma E 204 650-561-9935
- 8) Marilyn Palmer E-303 650-926-9337
- 9) ✓ E-301 ✓
- 10) Barbara R. Martin E-109 650-233-9354
- 11) Alan Ward E-
- 12) Helen Ward E-
- 13) Carmen L. Ferris E 102 650-854-2210
- 14) Susan Marsh E 108 " 327-8102
- 15) Ellen L. Marcus E 307 854-9204
- 16) \_\_\_\_\_
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distant  
unitSee  
attached

# Bay Area faces housing shortage

Regional agency says more than 635,000 homes will need to be built in next 25 years to house 1.7 million more people

BY MATT O'BRIEN  
Bay Area News Group

The Bay Area will need to find room to build more than 635,000 homes in the next 25 years to accommodate an added 1.7 million people, a regional agency said Friday.

As more people enter the region, opportunities dwindling to effectively plan for the growth in a way that reduces traffic, energy costs and environmental damage, said planners with the Association of Bay Area Governments.

"It's rethinking how we travel, rethinking how live," planner Christy Riviere said. "It's a

whole slew of things we have to consider."

San Jose will lead the pack with an estimated 412,200 more people by 2035, followed by San Francisco with 159,000 and Oakland with 141,100.

The planners forecast that Santa Clara County, already the most populous, will grow by 33 percent, Alameda County by 27 percent, San Mateo County by 22 percent and Contra Costa by 21 percent.

That would mark a shift from years past, when Contra Costa was the fastest-growing of the Bay Area's nine counties.

Adding 1.7 million people is roughly equivalent to squeezing into the region two more cities

the size of San Francisco.

The projections show that after decades of rapid growth in suburbs at the region's edges, population growth over the next 25 years will speed up in the cities. Almost 75 percent of the growth is expected to happen in the horseshoe-shaped urban perimeter circling the Bay from Richmond to San Francisco.

The planners presented their figures — some dire, others hopeful — to more than 100 local leaders and others Friday morning in downtown Oakland.

The new estimates override earlier targets for curtailling congestion and environmental degradation, planners said.

Carbon dioxide emissions will drop, but not

by enough. The average Bay Area resident will be driving 20 miles a day in 2035 — a mile more than now — and particulate emissions, including road dust, will keep rising.

Among the worries were whether the region's roads and transit systems are equipped to handle the growth. The \$222 billion programmed for Bay Area transportation in the coming years is mostly for repair.

"We're having a harder time being able to operate what we built," said Doug Kinsey, planning director of the Metropolitan Transportation Commission. "We have to get much, much, much more efficient."

$$1) 365 \times 25 = 9,125 \text{ days}$$

$$2) 1,700,000 \div 9,125 = \underline{\underline{186^+}} \text{ per day (pop inc)}$$

MENLO COMMONS - 2140 SANTA CRUZ AVE  
MENLO PARK, CA 94025

A  
Agua

Buildings

DONNA LEE

Date: 8/26/09

**FILE COPY**

To: San Mateo County Planning Commission:

The purpose of the letter is to communicate our disagreement with the plan to convert the current zoning for the properties at 2126 and 2128 Sand Hill Road in Menlo Park and with the current development plans of the proposed building.

Our reasons for disagreeing with the current zoning and building plan are as follows:

- 1) By removing the current residential zoning, the property will become more of a business-use area. This is not in alignment with the current use of similar properties nearby such as White Oak and Pacific Heights condominiums. By converting this property to business usage it will invite more traffic, more noise and unknown businesses if the current owners should decide to move or sell the property in the future.
- 2) The proposed building will significantly increase the number of cars that enter and exit from Sand Hill Road which will have a negative impact on pedestrians who use the current sidewalk area and cyclists who frequently use Sand Hill road. The possibility of an auto-pedestrian or auto-cyclist negative encounter will be increased. The community at Menlo Commons is a Senior Community, 55 years and older, and uses the sidewalk and bicycle lane of the proposed building frequently to travel to the Sharon Heights shopping center. The chance for the possibility for an accident should not be increased.
- 3) The proposed plan calls for a set of trees that would increase the visual appeal between the building and Menlo Commons, 2140 Santa Cruz Avenue. Unfortunately the trees will not be tall enough to maintain aesthetically appealing views for residents who reside at Menlo Commons who live on the side that will be forced to view the building. The developer had promised Menlo Commons residents at a meeting at Menlo Commons that trees of sufficient height would be planted but he has since backed away from that position.
- 4) The developer and owner have not been forthright with their communications with residents opposed to his plans. In recent meetings they made certain promises or stated their willingness to adapt their plans to meet objections that were raised. Upon further discussions or in investigating their comments it was found that many of these commitments could not be validated. The developer has been insincere with his approach to progressing with his project and we believe that future changes may occur without proper notification.

The following residents request that the San Mateo Planning Commission not approve the current development plans for 2126 and 2128 Sand Hill Road in Menlo Park.

000310

A Building  
2140 Santa Cruz Ave.  
Menlo Park, CA 94025

NAME

ADDRESS / Unit #

PHONE NUMBER

- 1) BETTY CORMAN A 208, 2339776
- 2) Thomas Peters A-102 233 9602
- 3) Isobelle Thomas A-203 234-1051
- 4) ~~Jack A. [unclear]~~ A 306
- 5) ~~Jack A. [unclear]~~ A-104 234-8244
- 6) ~~Jeff [unclear]~~ 4106, 234-8244
- 7) \_\_\_\_\_
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- 9) \_\_\_\_\_
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000311

# BUILDING B

2140 SANTA CECE AVE  
MENLO PARK, CA 94025

NAME	ADDRESS / UNIT #	PHONE NUMBER
1) Donna M. Lee	B-202	650-233-9068
2) Emily Fay	B-202	650-233-9068
3) A. L. L. L.	B205	605-233-2709
4) Kelly Cutler	B107	650-561-0013
5) Paul L. L. L.	B302	(650) 854-6225
6) Jean Chernick	B108	(650) 854-4045
7) Phil L. L. L.	B109	650-884-6121
8) Carol Anne Walker	B207	650-234-1230
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D Building  
2140 Santa Cruz Ave.  
Menlo Park, CA 94025

NAME

ADDRESS / Unit #

PHONE NUMBER

- 1) Elaine Smith D-206 854-0446
- 2) Margaret Robinson D108 854-2142
- 3) Johnanne Wenzel D204 854-2531
- 4) Krista Russell D204 854-2531
- 5) Lorraine Davis D104
- 6) Helen Olson D203 234-9734
- 7) Bernard Olson D203 234-4734
- 8) Kevin Ely D-205 854-1841
- 9) Holly Ely D. 205 n
- 10) \_\_\_\_\_
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000314



E Building  
2140 Santa Cruz Ave.  
Menlo Park, CA 94025

NAME

ADDRESS / Unit #

PHONE NUMBER

- 1) HELENE WARD E110 854 1093
- 2) ALAN WARD E110 " "
- 3) Margaret Ma E204 561-9935
- 4) Marilyn Palmer E-303 926-9337
- 5) Carmen Leteuse E102 854-2210
- 6) Susan Marsh E108 327-8102
- 7) Ruth Wise E 107 854-1434
- 8) TORBEN GRONNING E206 234-9825
- 9) James D Palmer Jr E303 926-9337
- 10) \_\_\_\_\_
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000315

**From:** "Dave Sloan" <dave.sloan@gmail.com>  
**To:** "Sandy Sloan" <ss@jsmf.com>  
**CC:** <planning-commission@co.sanmateo.ca.us>, <chezchasab@juno.com>  
**Date:** 8/25/2009 9:52 PM  
**Subject:** Re: 2126 and 2128 Sand Hill Road

Dear Planning Commissioners,

Unfortunately I will not be able to attend the public hearing tomorrow, Wednesday, August 26th at 9:00AM.

However, I wanted to let you know that I agree with Sandy Sloan's position. I am in favor of the revised development plan as described below.

**FILE COPY**

thank you,

Dave Sloan  
White Oak Townhouses  
2158 Sand Hill Road  
Menlo Park, CA 94025

On Tue, Aug 25, 2009 at 5:11 PM, Sandy Sloan <ss@jsmf.com> wrote:

> Dear Planning Commissioners:

>  
>  
>

> I am writing in regard to the proposed development at 2126 and 2128 Sand  
> Hill Road. My husband and I live 3 blocks from the property and my son and  
> his family live in the White Oak development directly to the west of the  
> property.

>  
>  
>

> We appreciate the time and thought that the developer has put into  
> listening to the neighbors and revising the proposed project. We believe  
> many positive changes have been made:

>  
>  
>

> 1. The building has been moved back approximately 15 feet, so there are  
> better pedestrian improvements on Sand Hill Road and more visibility for  
> cars turning the corner.

>  
>  
>

> 2. The ramp to the underground garage is less steep so cars do not have to  
> accelerate so quickly out of the garage.

>  
>  
>

> 3. The elevator has moved to inside of the building, rather than in the  
> back of the lot.

>  
>  
>

> 4. The parking spaces that operate with a lift are now self serve. There  
> are 5 spaces for cars in 6 slots, so a person using these lifts can access  
> his own car without having someone else move a car. In other words, these  
> spaces are no longer tandem.

>  
>

> 5. The developer is willing to remove the 2 residential units and this

000316

- > reduces the size of the building by 1500 square feet. The removal of the
- > residential units is a CRITICAL component of the revised plan, as it
- > eliminates nighttime noise and reduces the second story of the building.
- >
- > 6. Removing the 1500 square feet of residential use allows for a reduced
- > setback on the second floor, creating more green roof and a more spacious
- > backyard.
- >
- > 7. The developer has agreed to plant a redwood hedge between the new
- > building and the White Oak property line in order to shield the building
- > from the White Oak townhouses. This hedge will match the hedge in front of
- > the White Oak townhouses and be no taller than the new building. We request
- > that the Commission add this as a condition of approval of the project.

> With these changes, we are now supportive of the project.

- > The location of this project is most appropriate for a commercial use that
- > does not attract a lot of traffic. A single family or duplex use is not
- > viable any longer in this location and a multi-family project would
- > negatively affect the surrounding properties with regard to bulk and mass
- > and with regard to negative traffic impacts at this extremely busy
- > intersection of Sand Hill Road and Santa Cruz Avenue.

> Thank you for your consideration.

> Sandy Sloan

> Margaret A. (Sandy) Sloan

> Jorgenson, Siegel, McClure & Flegel, LLP

> 1100 Alma Street, Suite 210

> Menlo Park, CA 94025

> (650) 324-9300

> (650) 324-0227 Fax

--  
Dave Sloan

000317

**From:** "Sandy Sloan" <ss@jsmf.com>  
**To:** <planning-commission@co.sanmateo.ca.us>  
**CC:** "Sandy Sloan" <ss@jsmf.com>, <chezchasab@juno.com>, "Dave Sloan" <dave.s...  
**Date:** 8/25/2009 5:12 PM  
**Subject:** 2126 and 2128 Sand Hill Road

Dear Planning Commissioners:

**FILE COPY**

I am writing in regard to the proposed development at 2126 and 2128 Sand Hill Road. My husband and I live 3 blocks from the property and my son and his family live in the White Oak development directly to the west of the property.

We appreciate the time and thought that the developer has put into listening to the neighbors and revising the proposed project. We believe many positive changes have been made:

1. The building has been moved back approximately 15 feet, so there are better pedestrian improvements on Sand Hill Road and more visibility for cars turning the corner.
2. The ramp to the underground garage is less steep so cars do not have to accelerate so quickly out of the garage.
3. The elevator has moved to inside of the building, rather than in the back of the lot.
4. The parking spaces that operate with a lift are now self serve. There are 5 spaces for cars in 6 slots, so a person using these lifts can access his own car without having someone else move a car. In other words, these spaces are no longer tandem.
5. The developer is willing to remove the 2 residential units and this reduces the size of the building by 1500 square feet. The removal of the residential units is a CRITICAL component of the revised plan, as it eliminates nighttime noise and reduces the second story of the building.
6. Removing the 1500 square feet of residential use allows for a reduced setback on the second floor, creating more green roof and a more spacious backyard.
7. The developer has agreed to plant a redwood hedge between the new building and the White Oak property line in order to shield the building from the White Oak townhouses. This hedge will match the hedge in front of the White Oak townhouses and be no taller than the new building. We request that the Commission add this as a condition of approval of the project.

000318

With these changes, we are now supportive of the project.

The location of this project is most appropriate for a commercial use that does not attract a lot of traffic. A single family or duplex use is not viable any longer in this location and a multi-family project would negatively affect the surrounding properties with regard to bulk and mass and with regard to negative traffic impacts at this extremely busy intersection of Sand Hill Road and Santa Cruz Avenue.

Thank you for your consideration.

Sandy Sloan

Margaret A. (Sandy) Sloan

Jorgenson, Siegel, McClure & Flegel, LLP

1100 Alma Street, Suite 210

Menlo Park, CA 94025

(650) 324-9300

(650) 324-0227 Fax

## Carolyn F. Jones

Property owner: 2144 Sand Hill Road, Menlo Park, CA 94025

San Mateo County Planning Commission  
455 County Center, Redwood City, CA 94063

24 August 2009

**Subject:** Planning Commission Hearing, 26 August 2009  
**Re-Zoning:** 2126 & 2128 Sand Hill Road  
**File Number:** PLN 2008-00136 (Bauger)

**FILE COPY**

Dear Planning Commission Members,

Although the proposed project has many good features, there are still some areas of concern. It should be possible to develop the site as Office Commercial, and be in harmony with the area. I believe that this can be done if some modifications are made to the proposed project.

My concerns and objections to the proposed project are more related to the size, scale and positioning of the structure, not necessarily to the USE. Please see the attached comments.

**I could support the proposed project if the following modifications were made.**

1. Increase front setback to be in line with setbacks for other existing adjacent structures on Sand Hill Road. This would mean about a 20 foot increase in the front setback.

This would simultaneously address several concerns/objections:

- Eliminate my concern regarding the radically different architecture.
- Allow for a major improvement in the driveway design, by reducing the hazards of steep grade, tight S-shaped curve and narrow width.
- Allow space for some short-term parking
- Mitigate my objections regarding loss of view and privacy.

note: The front setback was established based on the fire code requirement to keep the structure within 150 feet of the street. With the proposed fire hydrant in the rear of the property, this 150-foot requirement no longer appears to be necessary, and the structure could be moved 20 feet further from the street.

2. Make the building use entirely commercial, not mixed use. (Eliminate the residential component, thereby reducing the floor area by 2,000 sq.ft.)
3. Make the commercial space consistent with the available on-site parking. Scale the commercial space back to what can be accommodated by the on-site parking (without other special considerations), or add more tandem parking, as follows.

square feet of office space	count of parking spaces	spaces required per 200 sq.ft. of office space.
10,133	38 actual free-and clear	0.75
10,000	50 including 30 tandem	1.0
11,200	56 increase tandem count	1.0

4. Make sure that the redwood hedge between White Oak and the project is included, with adequate space, and is that it is maintained.

Sincerely,  
Carolyn F. Jones

## **Comments**

- **Bulk and positioning of structure is not harmonious with the surrounding area:**

- the structure is large and imposing when viewed from the street
- the architecture is radically different
- it is still about 20 feet closer to the street than other existing structures

**See Attachment A - Satellite Photo Showing Front Setbacks.**

The architecture is radically different than any other structures than can be viewed from the street in the immediate area of Sand Hill Road. Especially with the structure being so large and so close to the street, it has the appearance of urban sprawl and is not in harmony with the surrounding area.

- **Re-zoning the property from Residential R-1/S-92 to Office Commercial PUD** would not be a problem if the intent of the R-1/S-92 zoning requirements were retained, relating to the physical structure above-ground. Of specific concern are:

- front and side setbacks\*
- building height\*
- daylight planes
- building floor area ratio
- building site coverage area ratio

\* These are dictated by daylight planes, and they are inter-related. R-1/S-92 zoning uses a method of "daylight planes" to restrict structure size, setbacks and heights for the protection of adjacent neighbors. Daylight planes cannot be dismissed or ignored.

- **Vehicular ingress/egress via the now modified driveway is still a real hazard** to pedestrians, bicycles, vehicular traffic on Sand Hill Road, and for vehicles using the driveway.
  - Although the 20% maximum grade may meet "code", this is at the limit.
  - The driveway also has a tight S-shaped curve and is only 20 feet wide. (The recommended 24-foot width was not implemented.)
  - The tightest curve and steepest grade are just before exiting vehicles approach the sidewalk, where there are many other obstacles and distractions, including pedestrians, bicycles and on-coming traffic at 35 mph.
  - Vehicles entering and exiting the driveway will need to slow considerably, creating a real traffic hazard in the form of speed differential of about 25 mph.

**The proposed mitigation measures only address pedestrians.**

**See Attachment B – "Driveway Grade"** Iowa State University – Institute for Transportation  
<http://www.intrans.iastate.edu/pubs/access/toolkit/11.pdf>

This report focuses on the speed differential between vehicles, and states:

"A speed differential above 20 mph begins to present safety concerns."

"Reducing driveway grade is a very important consideration along roadways that

- carry considerable through traffic volumes
- have relatively high travel speeds (35mph, or more)
- have commercial land uses along them ..... "

## **Comments - continued**

- **Adequate On-Site Parking is still a real concern.**

There is no adjacent on-street parking.

"Adequate" on-site parking is provided by using vehicle lift mechanisms. Although what has been proposed may meet "code", the need for vehicle lift mechanisms is another symptom that the Project is just too big for the site.

There is no short-term parking available on-site and no provision for delivery vehicles. The driveway is too steep and too narrow to be easily negotiated by delivery vehicles.

The concern is that if the project does not have easily-useable, adequate on-site parking, the problem will spill-over into the adjacent areas, and delivery vehicles will use the bicycle lane on Sand Hill Road.

- **The project is just too big for the site.**

- With the underground garage, the site coverage area ratio is close to 80%.

The Coverage Area Ratio is intended to allow rainwater to percolate back into the aquifers, and not to become storm run-off. Although the structure "above grade" has a lower ratio, this was not the intent of the Coverage Area Ratio.

The proposal mentions the collection of run-off for irrigation, but shows no detail for drainage or collection.

- The underground garage only has 38 free-and-clear parking spaces, which are not sufficient to meet code at one parking space per 200 square feet of office space.

- Mechanical lift arrangements are proposed to augment the limited parking spaces, but this is still not sufficient to meet code.

- The proposed project still needs additional special consideration for individual land use needs, a restriction on the number of persons that can occupy the building, and the creation of a "specific parking management strategy".

- The side setbacks have been reduced to less than 10 feet.

- The front setback is about 20 feet less than the other existing adjacent structures

- The 2-story project with flat roof is taller than a 3-story building with a flat roof.

- **Personal concerns and objections**

I purchased the property at 2144 Sand Hill Road primarily because of the view and privacy. I had total privacy on my back deck and upstairs. From the second floor, I had a beautiful view of the sunrise over Mount Hamilton. The view and privacy are very important to me.

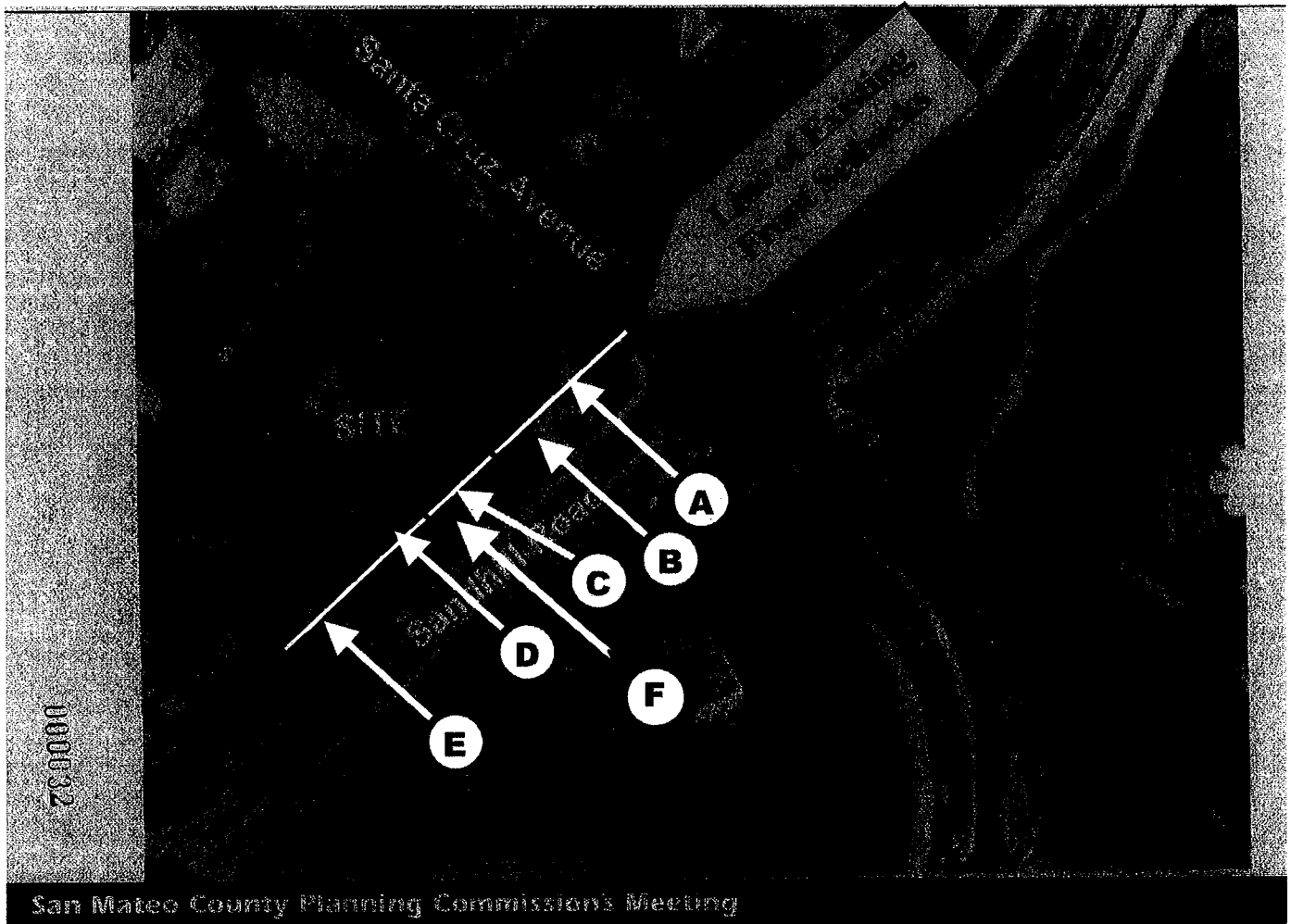
With the proposed position and height of the building, the view and privacy I once enjoyed will be gone. If the building were setback 20 feet further from the street, I would still lose my sense of privacy but at least I would retain some semblance of my view. The redwood hedge between White Oak and the project is important for maintaining my privacy.

The project was first described as a two-story building with a flat roof, and I thought that I would still be able to see over the top of it. The plans presented did not show how the project related to existing structures on adjacent properties. I didn't realize that the stories would be 14-feet high, making the building taller than my second floor.

If I had known that I would be looking directly at a large steel-and-glass office building, I never would have bought the property at 2144 Sand Hill Road.



**Edited Satellite Photo  
Showing the Front Setback of Adjoining Properties**

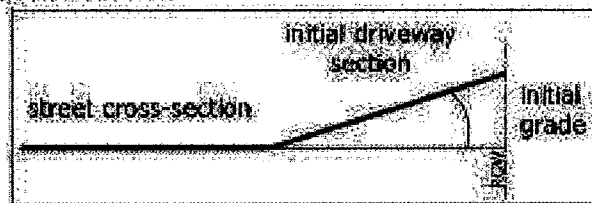


Code	Description	Setback Distance from sidewalk	
A.	Original Bliss House	64 ft	
B.	Original Bliss Garage	32 ft	→ an exception was made for this setback to preserve the structures on the site as an historical landmark.
C.	Existing House @ 2128	49 ft	
D.	SE Corner White Oak	53 ft	
E.	SW Corner White Oak	39 ft	
F.	<u>Proposed SW Corner of new structure</u>	<u>23 ft</u>	

**Access Management Frequently Asked Questions: 11**

## Driveway Grade

Along older urban arterial streets, it is common to find rather steep driveways with grades (or slopes) of 5–10 percent or more. Driveways with steep grades were often constructed to allow the driveway and connecting parking lots to drain more efficiently and to save earth-moving costs. On the other hand, more recently constructed arterials typically feature very gentle driveway grades. Driveway grade is an important—yet often overlooked—safety consideration.



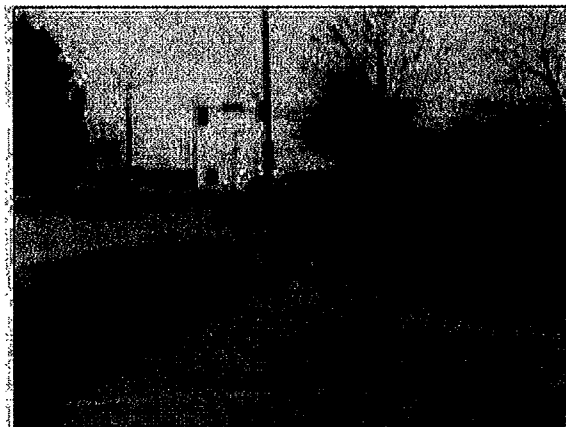
The maximum practical grade for driveways varies between 8–14 percent for low-volume driveways and five percent for high-volume driveways (a 30-foot long driveway with a 14 percent grade would rise or fall about four feet along its length). Furthermore, the maximum practical change in grade is about 12 percent. Above this value, many vehicles will scrape their bumpers or other low-hanging parts on the driveway, potentially causing damage to the vehicle and driveway or roadway surface. While this may be the maximum practical grade, it is much safer to use a smaller grade. A minimal grade (say, two percent) is still needed for drainage.

### Why is driveway grade important?

Driveway grade is important because it impacts *speed differential*. Turning vehicles must slow appreciably to enter a driveway. The steeper the driveway, the greater the reduction in speed required to prevent "bottoming out." The following table shows typical driveway entry speeds for varying degrees of driveway grade.

Driveway Grade Change (percent)	Typical Driveway Entry Speed (mph)
Greater than 15	Less than 8
14–15	8
12–13	9
10–11	10
8–9	11
6–7	12
4–5	13
2–3	14
0–2	Approximately 15

Source: Oregon State University, 1998.



High grade driveway on an older configuration arterial route in Des Moines, Iowa—grade change forces the motorist to reduce speed to negotiate driveway.

Speed differential is the difference between the speed of vehicles that are continuing along the main roadway versus that of those that are turning into or out of the driveway. For instance, if through traffic generally moves at 35 miles per hour and cars have to slow to 10 miles per hour to enter a driveway, the speed differential at that driveway is 25 miles per hour.

A speed differential above 20 miles per hour begins to present safety concerns. When the speed differential becomes greater than 30 to 35 miles per hour, the likelihood of crashes involving fast-moving through vehicles and turning vehicles increases very quickly. Rear-end collisions are very common on roads and streets with large driveway speed differentials and a high density of commercial driveways. When the speed differential is high, it is also more likely that crashes will be more severe, cause greater property damage, and have a greater chance of injury or fatalities. Keeping the speed differential low is very important for safety reasons, as the table below indicates.

Speed Differential between Turning and Through Traffic (mph)	Likelihood of Accidents
10	Low
20	3 times greater than at 10 mph
30	23 times greater than at 10 mph
35	90 times greater than at 10 mph

Source: Oregon State University, 1998.

#### What is a reasonable driveway grade?

A driveway's vertical profile should allow a smooth transition to and from the roadway. The National Highway Institute's course workbook on access management recommends the following initial driveway grade angles (these grades were all chosen to keep the speed differential at or below 20 miles per hour):

Roadway Classification	Desirable Change in Grade (percent)	Maximum Change in Grade (percent)
Major Arterial	Less than 3	5
Minor Arterial	Less than 4	5
Collector	Less than 5	6
Local	Less than 6	8

#### When is driveway grade most important?

Steep driveways are not ideal under any circumstances; however, they are more easily tolerated on local streets and roads that carry little or no through traffic. Steep driveways are also more tolerable at residential properties than at retail businesses because residences generate much less traffic. Reducing driveway grade is a very important consideration along roadways that

- carry considerable through traffic volumes
- have relatively high travel speeds (say, 35 to 40 miles per hour or more)
- have commercial land uses along them, especially retail and service businesses that generate high volumes of automobile trips

Charles and Sara Botsford  
2150 Sand Hill Road  
Menlo Park, CA 94025  
Tel: 650-234-8081

**FILE COPY**

August 24, 2009

Planning Commission  
County Government Center  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

Re: PLN 2008-00136  
2126-2128 Sand Hill Road, Menlo Park  
Comments on the Development

The developers, Steve Baugher and Vinod Khosla (who will occupy the building) have agreed to make changes that overcome some of the objections raised at the first Planning Commission hearing. However, a close study of the revised architecture drawings, the recently made-available engineering drawings, and the packet available last Friday reveal major problems remaining with the above-referenced development. These problems should be fixed before any change is made to the land use designation and zoning.

**1. Buffer between Commercial and Residential Property.** An effective screen between the proposed office building and White Oak is critically important. A Redwood hedge similar to that in the front of White Oak and limited in height to no more than that of the proposed structure can provide such a screen. On Thursday, August 20 I met with Stephen Baugher at the site of the development. His most recent drawings show that there are ten feet between the South wall of the proposed building and the retaining wall that will be erected right on the property line adjacent to the White Oak driveway. The trellis-awnings that extend for five feet from the office building's South wall still leave enough room (about five feet) for a Redwood hedge to grow and flourish. The first floor deck shown on earlier drawings has been eliminated. Mr. Baugher stated that he has 50 Redwood trees for the site; all have grown to over nine feet and are ready to be planted. The roots of the trees were constrained to grow downward rather than out. If more Redwood trees are needed he will obtain them. A redwood screen between the properties eliminates a primary concern about the development. To ensure the

000326

screen is erected. we would like it to be part of the approval process. This can be done by revising the Recommended Conditions of Approval (pp. 23 & 24 – 000027 & 000028) In paragraph 16, after the phrase “A landscape plan showing,” insert the following: ***a redwood hedge consisting of redwood trees over 8 feet high planted not more than 5 feet apart next to the property line facing White Oak.*** The Draft of Ordinance for Board of Supervisors, Section 8 (p. 000249), should also be revised. After “ground cover,” insert: ***redwood hedge***, and after the phrase “shall always be maintained in a healthy condition” insert the following: ***and the height of the redwood hedge shall not exceed that of the office building.***

**2. Inappropriate Mix of Commercial and Residential.** The two apartments on the second floor of the proposed structure should be eliminated. Residential units in the office building as proposed are incompatible with the function of an office, particularly when both offices and living quarters are on the same floor. The apartments are too small to realistically add to the housing stock in San Mateo County. If the residents of White Oak, Menlo Commons, and Pacific Hill all have to be subjected to weekday operations of an office building, they do not want to be disturbed at night and on weekends by people living there. A building on this site designed to be office space should be entirely office space. Because mixing offices with apartments is not appropriate for the site, we strongly oppose the two apartments, and request they be eliminated.

**3. Risk to Pedestrians Crossing at the Driveway.** To ensure pedestrian safety, both signage to caution vehicle drivers exiting the underground garage, and a silent signaling device to alert pedestrians to exiting vehicles were recommended (See mitigation Measures 20 and 21, pp. 000104 and 100120). Unfortunately, the planner thought the silent signaling device was unnecessary. Because of the wide difference in ages of pedestrians that will cross the driveway, from young children to the elderly, recommended measure to enhance safety should not be disregarded. Both the signage and silent signaling device should continue to be part of the Recommended Conditions of Approval (See paragraphs 20 & 21, pp. 23 & 24 – 000027 & 000028). In addition, the requirement of a silent signaling device should be part of the Draft of Ordinance for Board of Supervisors. (See Section 14, p. 000250.)

**4. Bulk and Positioning of the Building Not Harmonious With Surrounding Land Uses.** Even though the structure has been moved back to provide a longer driveway to exit the underground garage, the building front remains ten or more feet closer to the sidewalk than other structures in the immediate area. With a fire hydrant installed in the back of the property, there is no need to have the building that close. Although the design indicates that it is for a two-story structure above-ground, the height of the building – 33 feet - is what one would expect for three stories of offices. As such, the height of the building is excessive. A lower two-

story building that is less intrusive and more harmonious with the surrounding neighborhood can be designed with LEED characteristics. Unfortunately, the current design as proposed is still too big, too high, too wide, and too close to the sidewalk.

Yours truly,

Charles Botsford

**From:** "Rose Repetto" <roserepetto@gmail.com>  
**To:** <planning-commission@co.sanmateo.ca.us>  
**CC:** "Rosemarie Repetto" <roserepetto@gmail.com>  
**Date:** 8/21/2009 10:36 AM  
**Subject:** Comments on File No: PLN2008-00136 (Sand Hill Rd Development)

Planning Commission  
County Government Center  
455 County Center, 2nd Floor  
Mail Drop PLN 122  
Redwood City, CA 94063

**FILE COPY**

August 21, 2009

Dear Planning Commission Members,

As a resident of Pacific Hill Condominiums, I am writing in regard to the proposed PUD development at 2126 and 2128 Sand Hill Road (File No: PLN2008-00136).

I want to express my strong support for the "ALT" version of the plans, which does not contain any residential units and has a shorter second floor.

However, I do not support the version of the plans that contains two residential units and a full-length second floor. The sunlight that we get now would be obstructed and our privacy would be invaded.

Thank you for considering my views on this matter.

Sincerely,  
Rose Repetto  
Pacific Hill Condominiums  
2160 Santa Cruz Ave. #15  
Menlo Park, CA 94025  
roserepetto@gmail.com

000329

**From:** Jim Eggemeyer  
**To:** Erica Adams  
**Date:** 8/20/2009 12:04 PM  
**Subject:** Fwd: Fw: 2126/28 Sand Hill Road Menlo Park

Erica, Please see email below from Janet Davis.

jke

**FILE COPY**

Save Paper.  
Think before you print.

>>> "Janet Davis" <[jadjad@sbcglobal.net](mailto:jadjad@sbcglobal.net)> 8/19/2009 8:08 PM >>>  
I tried to e-mail E. Adams but it got sent back. Please forward to her/him. I am opposed to this development.

----- Forwarded Message -----

From: Janet Davis <[jadjad@sbcglobal.net](mailto:jadjad@sbcglobal.net)>  
To: [eadams@co.sanmateo.us.gov](mailto:eadams@co.sanmateo.us.gov)  
Sent: Wednesday, August 19, 2009 8:05:04 PM  
Subject: 2126/28 Sand Hill Road Menlo Park

2126/2128 Sand Hill Road

I live on Alpine Road and am absolutely 100% against this proposal - which I heard of via the Almanac. It is a totally idiotic proposal. The intersection is in gridlock at rush hour and the proposed development would have to be accessed via a residential street. Plus, the development would be smack in the middle of a neighborhood, overlooking and invading the privacy of all the nearby residents. The "Sand Hill Gateway" project approved a few years back is presently largely vacant and possibly the back unit that was supposed to be residential is probably also offices at this point. There is a General Plan for a reason and rezoning is a last resort. Another factor is the proximity to San Francisquito Creek and the effect that yet more storm drains would have on the creek. I have not yet reviewed the file but am flabbergasted that it would even be considered given the character of that particular neighborhood. Janet Davis,  
Alpine Road Menlo Park .

000330



Planning Commission  
County Government Center  
455 County Center, 2<sup>nd</sup> Floor  
Mail Drop PLN 122  
Redwood City, CA 94063

**FILE COPY**

August 17, 2009

Dear Planning Commission Members,

As a resident of Pacific Hill Condominiums, I am writing in regard to the proposed PUD development at 2126 and 2128 Sand Hill Road (File No: PLN2008-00136). I have closely monitored plans for the property since 2126 and 2128 Sand Hill Road were sold in early 2007. I have met with Mr. Baugher on multiple occasions and appreciate his willingness to listen to my community's concerns regarding the proposed office building.

Subsequent to the Planning Commission hearing on March 25, 2009, Mr. Baugher was required to revise his plans for the proposed building and has since submitted two alternative sets of revised plans: one set (here denoted "Plan ALT") having a shorter second floor and no residential units; the other set (here denoted "Plan 1") having a full-length second floor and two residential units. *While I fully support Plan ALT (shorter second floor, no residential units), I strongly oppose Plan 1 (full second floor, two residential units).*

Relative to the March 2009 plans, in both Plan ALT and Plan 1 the proposed building has been set back an additional 16 feet from Sand Hill Road to address the Planning Commission's concerns regarding pedestrian traffic and visibility. This additional setback results in a greater intrusion of the building into the space adjacent to Pacific Hill. In Plan ALT, however, because the two residential units have been removed, the second floor ends 24 feet short of the edge of the first floor at the rear of the building. Consequently, despite the increased setback, the shorter second floor would result in the sunlight to, and the view from, Pacific Hill being comparable to that of the original plans submitted in March. (Note that the second floor is critical because the ground level of our property is several feet below the ground level of the proposed building site, which places our first and second floors below the level of the second floor of the proposed building.) Additionally, relative to the original plans, in Plan ALT the elevator has also been moved to the center of the building's northeast side, which should mitigate the foot traffic along our property line.

In Plan 1, on the other hand, the second floor must extend the full length of the first floor to accommodate the two residential units. Since the entire building is now set back 16 feet further from Sand Hill Road, a full-length second floor blocks a significant amount of light that would otherwise reach Pacific Hill. In this respect Plan 1 is demonstrably worse than Plan ALT and demonstrably worse than the original plans submitted in March 2009. Extensive light and shade studies were conducted with respect to the March 2009 plans. Have these studies been redone to demonstrate the effect of Plan 1? If they were conducted, they would show the considerable decrease in the light reaching each floor of Pacific Hill. (As noted above, the ground level of our property is several feet below the ground level of the proposed building site, which places our first and second floors below the level of the second floor of the proposed building.) Therefore, Plan 1 is clearly much worse for the residents of Pacific Hill and, no doubt, for the other surrounding communities as well.

In short, I welcome a professional commercial development and *I strongly support Plan ALT (shorter*

000331

*second floor and no residential units*), which best meets the needs of the neighboring communities and the building's future tenants. However, *I strongly oppose Plan 1*, as discussed above, and for the same reasons would strongly oppose any high-density residential development on the site.

Thank you for considering my views on this matter. If you have any questions or if any members of the Planning Commission wish to visit my complex and view firsthand why we have these concerns and why Plan ALT would best address the needs of its future tenants and the surrounding community, please do not hesitate to contact me.

Sincerely,

Marc D. Sanders  
Pacific Hill Condominiums  
2160 Santa Cruz Ave. #14  
Menlo Park, CA 94025

sandersm@epgy.stanford.edu

Cc: Steve Baugher

Planning Commission  
County Government Center  
455 County Center, 2<sup>nd</sup> Floor  
Mail Drop PLN 122  
Redwood City, CA 94063

**FILE COPY**

August 16, 2009

Dear Planning Commission Members,

As the Board of Directors of the Homeowners Association of Pacific Hill Condominiums, we are writing to express our support for one of the two revised sets of plans for the proposed PUD development at 2126 and 2128 Sand Hill Road (File No: PLN2008-00136) and our strong opposition to the other plan.

Pacific Hill Condominiums, located at 2160 Santa Cruz Avenue, consists of 26 units just east of the proposed development site. Twelve of our units, spread across three stories, are immediately adjacent to the site and will be most directly affected by the proposed development.

Residents of Pacific Hill and the Board of Directors have monitored plans for the property closely since 2126 and 2128 Sand Hill Road were sold in early 2007. Residents have met with Mr. Baugher on multiple occasions and we appreciate his willingness to listen to our concerns regarding the proposed office building. In our letter to you of March 20, 2009, we expressed our concern regarding the proposed location of the building elevator and walkway and the potential to disturb the quiet and privacy of Pacific Hill.

We understand that Mr. Baugher was required to revise his plans for the proposed building following the Planning Commission hearing on March 25, 2009. Mr. Baugher has since submitted two additional sets of revised plans for your consideration and provided copies of the plans to us on August 14, 2009. Copies of these plans dated August 10, 2009 are attached to this letter as the "ALT Plan" and Plan 1, respectively.<sup>1</sup> We understand that the Planning Staff has recommended the ALT Plan. As described below, we fully support the ALT Plan, which we believe best accommodates the needs of the new building's future tenants and the neighboring communities. Plan 1, however, is worse for our complex than the ALT Plan or any of the previous plans, and we strenuously object to it. We also strenuously object to any high-density residential

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<sup>1</sup> The ALT Plan and Plan 1 are identical except for the second floor. The ALT Plan is labeled "A102 ALT" and titled "Second Floor: Alternate w/o Residential." Plan 1 is labeled "A102" and titled "Second Floor." We note that there was a printing error in the copy of Plan 1 that we received. Consequently, our copy of Plan 1 does not show the residential apartments at issue.

000336

development, such as condominiums or apartments, which we understand would be an alternative if neither the ALT Plan nor Plan 1 is approved.<sup>2</sup>

In comparison to the March 2009 plans, in both the ALT Plan and Plan 1 the proposed building has been set back an additional 16 feet from Sand Hill Road to address the Planning Commission's concerns regarding pedestrian traffic and visibility. In the March 2009 plans, two residential apartments were located on the second floor of the building facing Sand Hill Road. In the ALT Plan, the apartments have been removed, and the second floor ends 24 feet short of the edge of the first floor at the rear of the building. Consequently, even though the proposed building as a whole extends closer to our building due to the increased setback from Sand Hill Road, the second floor is shorter in length and does not block the sunlight to, or view from, Pacific Hill. This is critical because the ground level of our property is several feet below the ground level of the proposed building site, which places our first and second floors below the level of the second floor of the proposed building. In the ALT Plan, the elevator has also been moved to the center of the building's northeast side, which we understand will mitigate the foot traffic along our property line. As we have told Mr. Baugher in person, we fully support the ALT Plan, which we believe will result in an attractive and functional building that will not block our sunlight or disrupt our privacy.

Plan 1 is materially worse for our complex because it retains the two residential apartments on the second floor facing Sand Hill Road. In Plan 1, the second floor must extend the full length of the first floor to accommodate the two apartments. Since the entire building is now set back 16 feet further from Sand Hill Road, this change blocks a significant amount of light that would otherwise reach Pacific Hill. Plan 1 is demonstrably worse in this respect than either the ALT Plan or the plans submitted in March 2009. Extensive light and shade studies were conducted with respect to the March 2009 plans. To our knowledge, these studies have not been redone to demonstrate the effect of Plan 1. If they were conducted, they would show the considerable decrease in the light reaching each floor of Pacific Hill. As we have said previously, we fully support a commercial building as our neighbor. We do not, however, support Plan 1, which will drastically reduce our light and view with no benefit to our community.

We appreciate your attention to our concerns. The residents of Pacific Hill and the Board of Directors have been careful not to dwell on minor or subjective issues regarding this project. As noted above, we welcome a professional commercial neighbor and would strongly object to any high-density residential development proposed as an alternative to the ALT Plan and Plan 1. As described above, we fully support the ALT Plan, which does not include the two residential units and which features a second floor that does not extend the full length of the first floor. However, we strongly object to Plan 1, which will significantly reduce the light and view of Pacific Hill residents, particularly those on the ground and second floors of our building. Plan 1 is considerably worse for our building

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<sup>2</sup> Please note that our comments in this letter apply solely to the ALT Plan and Plan 1 as depicted in the attached plans dated August 10, 2009. We would need to review any modifications to the plans in order to comment on or support such modified plans.

than either the ALT Plan or the plans presented to you in March 2009. We cannot support Plan 1 and we encourage you to reject it in favor of the ALT Plan.

We invite any members of the Planning Commission to visit our complex and view firsthand why we have these concerns and why the ALT Plan would best address the needs of its future tenants and the surrounding community.

A hard copy of this letter has also been sent to you via U.S. mail.

Sincerely,

Board of Directors  
Homeowners Association of Pacific Hill Condominiums

Eileen O'Pray

2160 Santa Cruz Avenue #10  
Menlo Park, CA 94025

Lucy Kohlmeier

2160 Santa Cruz Avenue #21  
Menlo Park, CA 94025

Shalann Kunkel

2160 Santa Cruz Avenue #19  
Menlo Park, CA 94025

Cc: Steve Baugher

RECEIVED  
2009 AUG 20 A 10:26  
SAN MATEO COUNTY  
PLANNING DIVISION

000335



ALT Plan  
Plan 1

PAUL MURDOCH ARCHITECTS  
2125 SAND HILL ROAD  
MENLO PARK, CA 94025  
TEL: 650.321.1100  
WWW.PMA-ARCHITECTS.COM

NO. DATE REVISION  
1 2125 SAND HILL ROAD  
MENLO PARK, CA

PROJECT NO.  
2125 SAND HILL ROAD  
SHEET NO.  
FIRST FLOOR PLAN

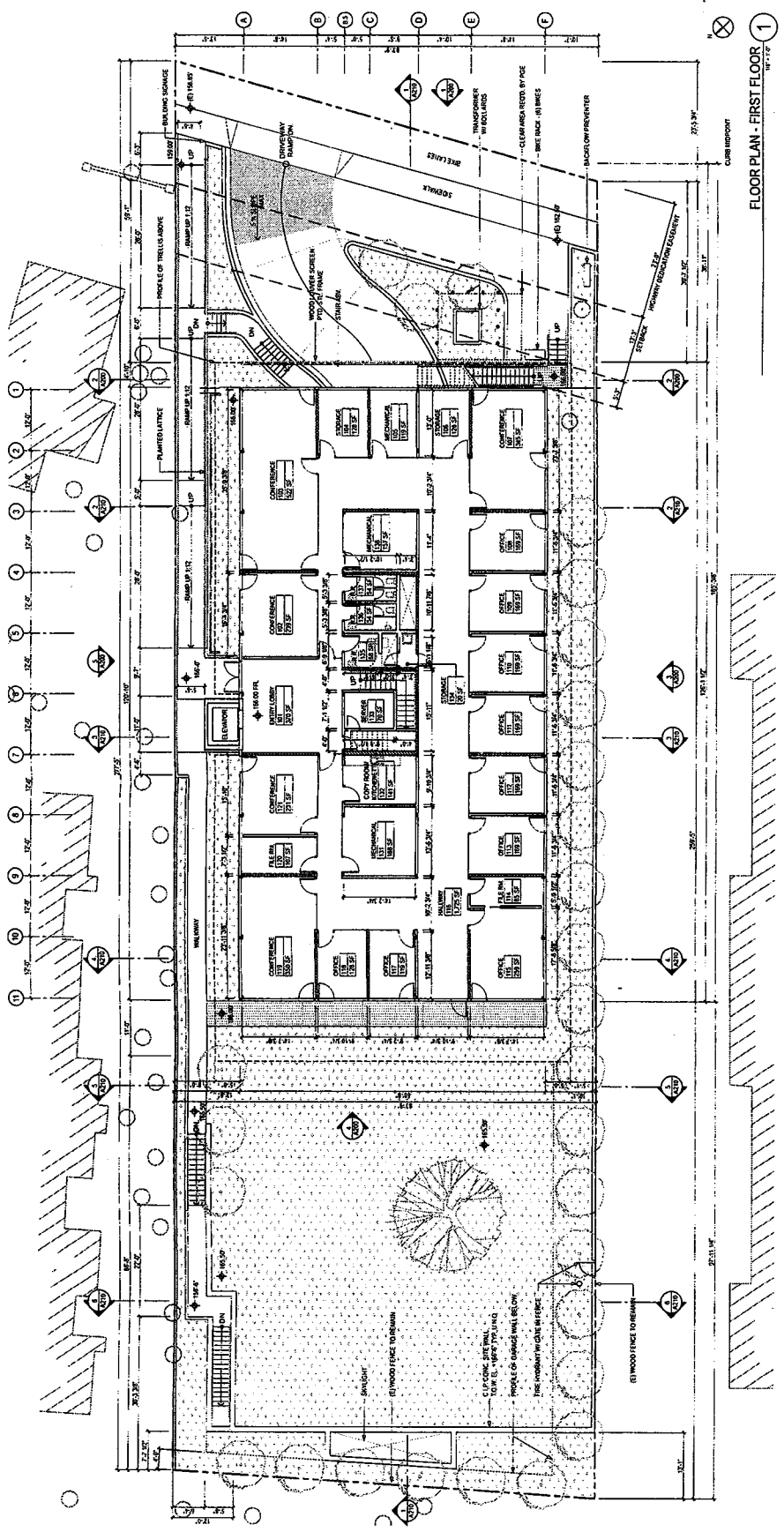
SCALE  
1" = 12'-0"

DATE  
07/17/07

DESIGNED BY  
E.C.

CHECKED BY  
P.M.

SHEET NO.  
A101



SYMBOL LEGEND

- PROPERTY LINE
- EXISTING WOOD SCENE
- PLANTED AREA

AREA CALCULATIONS

OFFICE	1772 SF
CONFERENCE ROOM	100 SF
MEETING ROOM	100 SF
STORAGE	100 SF
RECEPTION	100 SF
TOTAL OFFICE AREA	2072 SF

FLOOR PLAN - FIRST FLOOR  
07/17/07

000337

ALT  
Plan

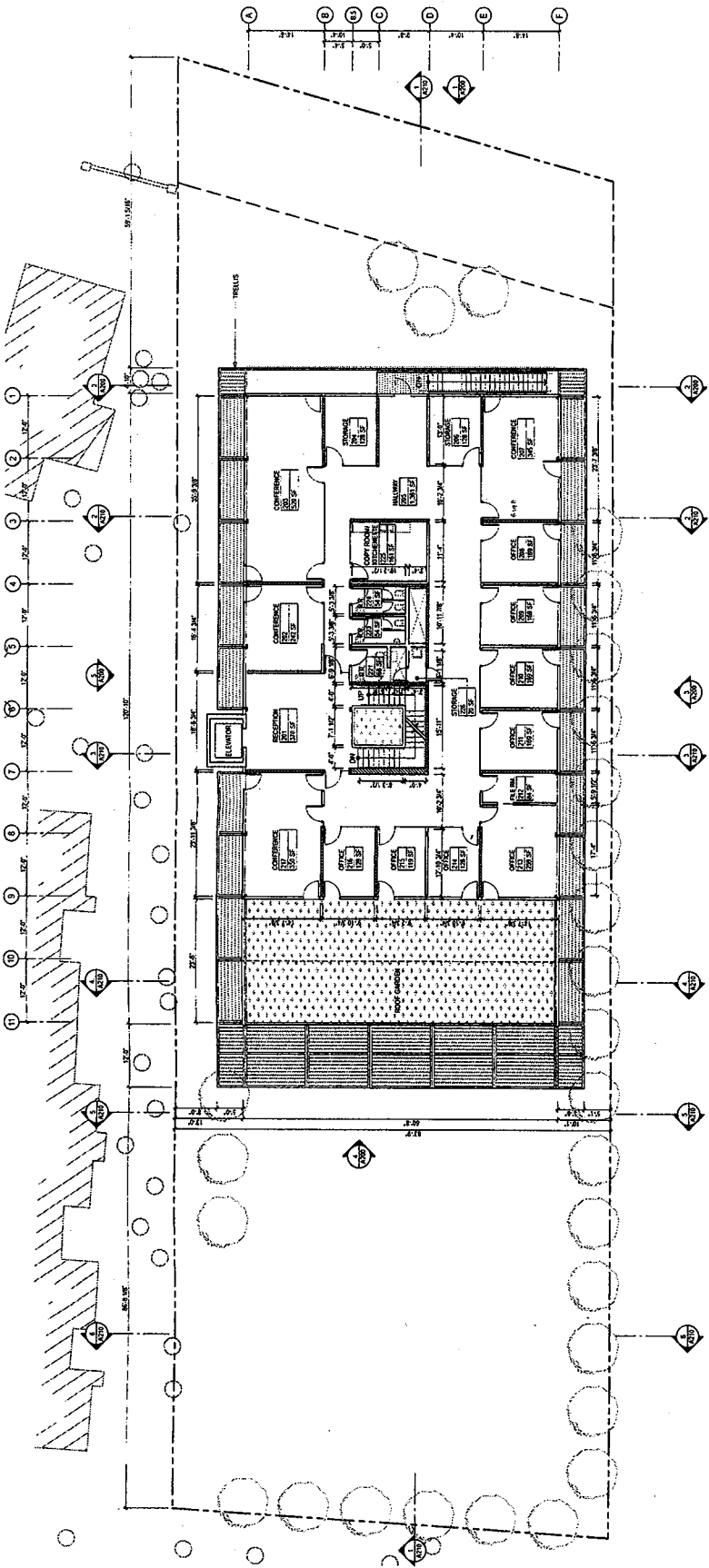
Plan  
1

**PAUL MURDOCH ARCHITECTS**  
2775 SAND VAL DRIVE  
MENLO PARK, CA 94025  
TEL: 650.321.1000 FAX: 650.321.1001  
WWW.PMURDOCHARCH.COM

NO. 0011 REVISED  
2775 SAND VAL DRIVE  
MENLO PARK, CA  
A102 ALT

DATE: 10/1/02  
BY: J.E.P.  
CHECKED: J.E.P.  
SCALE: 1/8" = 1'-0"

PROJECT: 000004  
SHEET: 000004  
SECOND FLOOR PLAN



FLOOR PLAN - SECOND FLOOR - ALTERNATE WING RESIDENTIAL  
1

SYMBOL LEGEND

PROPERTY LINE  
PLANTED AREA

AREA CALCULATIONS

OFFICE	1,200 SF
CONFERENCE ROOM	1,070 SF
RECEPTION	1,070 SF
LOUNGE	1,070 SF
HALLWAY	1,070 SF
STAIRS	1,070 SF
TOTAL OFFICE AREA	6,580 SF

000338

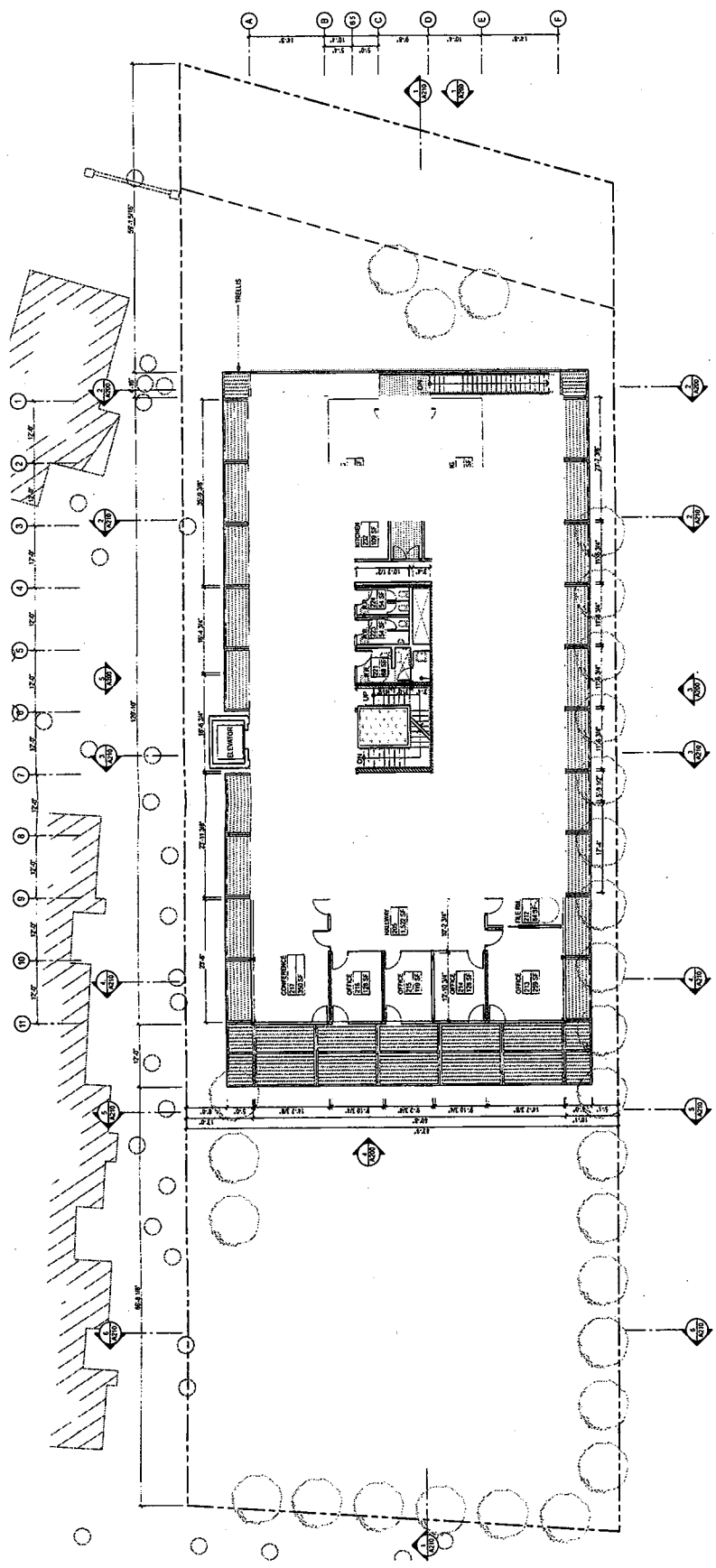


Plan 1

**PAUL MURDOCH ARCHITECTS**  
 2125 SAND HILL ROAD  
 MENLO PARK, CA 94025  
 TEL: (415) 321-1100  
 FAX: (415) 321-1101  
 WWW: WWW.PMURDOCH.COM

NO. DATE REVISION  
 1 1/28/00 2125 SAND HILL ROAD  
 MENLO PARK, CA

PROJECT  
 2125 SAND HILL ROAD  
 MENLO PARK, CA  
 2125 SAND HILL ROAD  
 MENLO PARK, CA  
 2125 SAND HILL ROAD  
 MENLO PARK, CA



FLOOR PLAN - SECOND FLOOR  
 1/28/00

**SYMBOL LEGEND**

PROPERTY LINE  
 PLANTED AREA

**AREA CALCULATIONS**

OFFICES	1,565 SF
CONFERENCE ROOM	1,000 SF
RECEPTION	300 SF
HALLWAY	1,527 SF
TOILET	300 SF
STORAGE	1,000 SF
<b>TOTAL OFFICE AREA</b>	<b>4,692 SF</b>
<b>TOTAL RESIDENTIAL AREA</b>	<b>1,000 SF</b>

**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

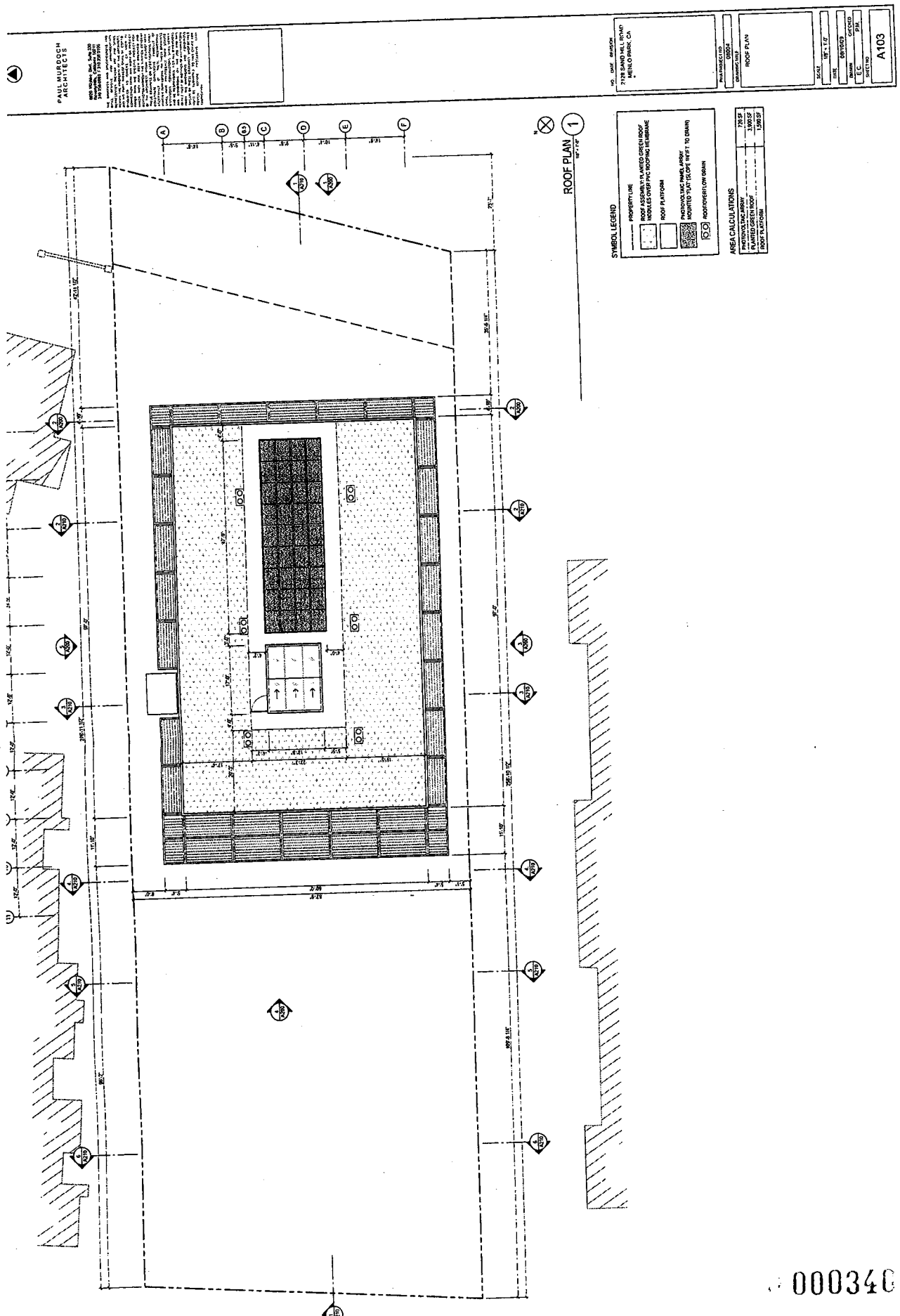
DATE: 08/10/00

BY: JCM

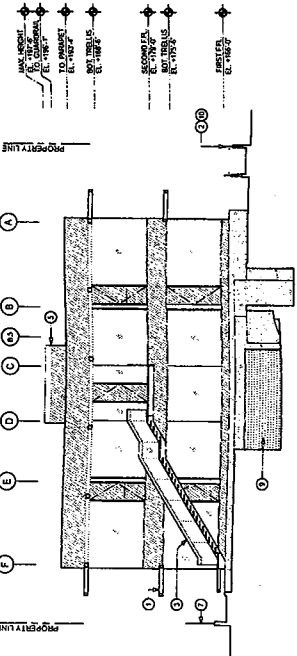
CHECKED: JCM

PROJECT NO: A102

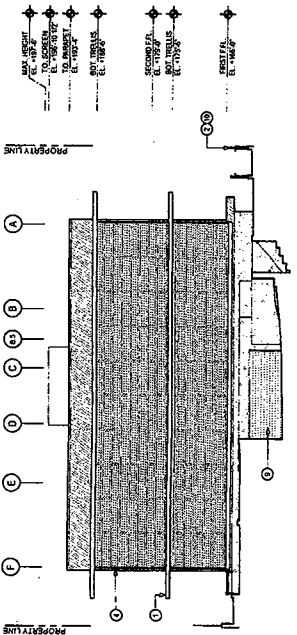
000339



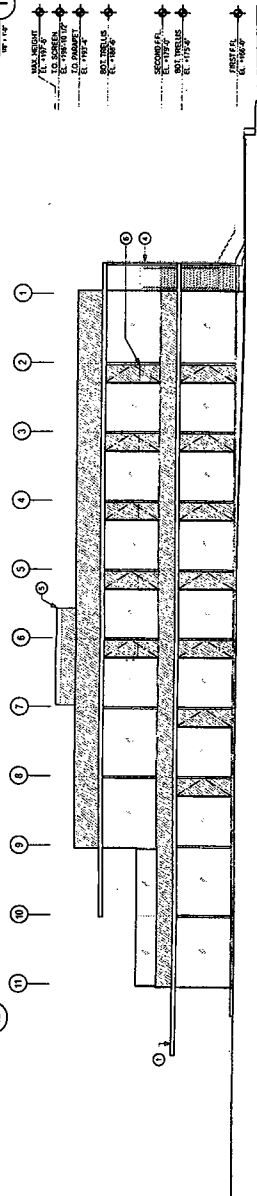
000340



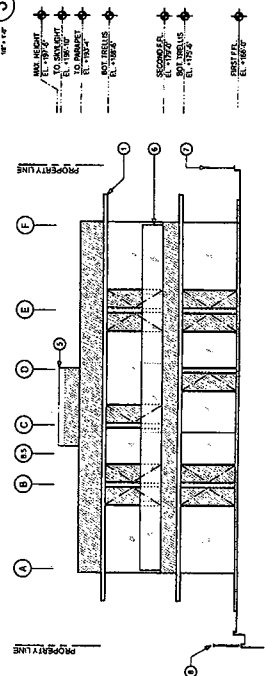
EAST ELEVATION - BEHIND FACADE SCREEN



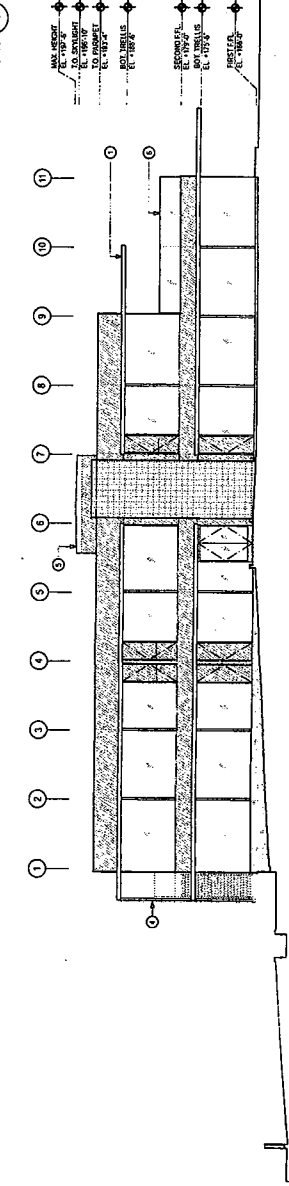
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

**SYMBOL LEGEND**

WOOD CLADDING	WOOD CLADDING
CAST IN PLACE CONCRETE	CAST IN PLACE CONCRETE
EXTERIOR GLAZING	EXTERIOR GLAZING
INTERIOR GLAZING	INTERIOR GLAZING
ROLL UP METAL GARAGE DOOR	ROLL UP METAL GARAGE DOOR

**KEYNOTE LEGEND**

- 1 TRELLIS
- 2 RAMP UP 1:12
- 3 STAIRWAY CARDSINAL - HANDRAIL
- 4 WOOD LAMBER SCREEN
- 5 SPAN LIGHT REFLECTOR
- 6 GLASS CARDSINAL
- 7 (R) WOOD FENCE TO REMAIN
- 8 (R) TRANSLUCENT GLASS FENCE TO REMAIN
- 9 (R) WOOD FENCE IN HEIGHT TO MATCHED
- 10 MOTORIZED GARAGE SCREEN
- 11 TRANSLUCENT GLASS CARDSINAL



**From:** "s baugher" <srb\_ranchworks@yahoo.com>  
**To:** "Erica Adams" <eadams@co.sanmateo.ca.us>  
**Date:** 8/16/2009 10:23 PM  
**Subject:** Fw: Planning Commission Letter  
**Attachments:** PlanningCommissionLetterAug2009.doc

fyi

--- On Sat, 8/15/09, Marc Sanders <sandersm@stanford.edu> wrote:

From: Marc Sanders <sandersm@stanford.edu>  
Subject: Planning Commission Letter  
To: "srb ranchworks" <srb\_ranchworks@yahoo.com>  
Date: Saturday, August 15, 2009, 8:48 AM

Hi Steve,

I've attached my support letter. Let me know if there's anything you think I should change.

The plans have been given to our HOA Board and hopefully they'll get their letter to you or to Erica very soon.

Have a good weekend,  
Marc

000343

Planning Commission  
County Government Center  
455 County Center, 2<sup>nd</sup> Floor  
Mail Drop PLN 122  
Redwood City, CA 94063

August 14, 2009

Dear Planning Commission Members,

As a resident of Pacific Hill Condominiums, I am writing in regard to the proposed PUD development at 2126 and 2128 Sand Hill Road (File No: PLN2008-00136). I have closely monitored plans for the property since 2126 and 2128 Sand Hill Road were sold in early 2007. I have met with Mr. Baugher on multiple occasions and appreciate his willingness to listen to my community's concerns regarding the proposed office building.

Subsequent to the Planning Commission hearing on March 25, 2009, Mr. Baugher was required to revise his plans for the proposed building and has since submitted two alternative sets of revised plans: one set (here denoted "Plan ALT") having a shorter second floor and no residential units; the other set (here denoted "Plan 1") having a full-length second floor and two residential units. *While I fully support Plan ALT (shorter second floor, no residential units), I strongly oppose Plan 1 (full second floor, two residential units).*

Relative to the March 2009 plans, in both Plan ALT and Plan 1 the proposed building has been set back an additional 16 feet from Sand Hill Road to address the Planning Commission's concerns regarding pedestrian traffic and visibility. This additional setback results in a greater intrusion of the building into the space adjacent to Pacific Hill. In Plan ALT, however, because the two residential units have been removed, the second floor ends 24 feet short of the edge of the first floor at the rear of the building. Consequently, despite the increased setback, the shorter second floor would result in the sunlight to, and the view from, Pacific Hill being comparable to that of the original plans submitted in March. (Note that the second floor is critical because the ground level of our property is several feet below the ground level of the proposed building site, which places our first and second floors below the level of the second floor of the proposed building.) Additionally, relative to the original plans, in Plan ALT the elevator has also been moved to the center of the building's northeast side, which should mitigate the foot traffic along our property line.

In Plan 1, on the other hand, the second floor must extend the full length of the first floor to accommodate the two residential units. Since the entire building is now set back 16 feet further from Sand Hill Road, a full-length second floor blocks a significant amount of light that would otherwise reach Pacific Hill. In this respect Plan 1 is demonstrably worse than Plan ALT and demonstrably worse than the original plans submitted in March 2009. Extensive light and shade studies were conducted with respect to the March 2009 plans. Have these studies been redone to demonstrate the effect of Plan 1? If they were conducted, they would show the considerable decrease in the light reaching each floor of Pacific Hill. (As noted above, the ground level of our property is several feet below the ground level of the proposed building site, which places our first and second floors below the level of the second floor of the proposed building.) Therefore, Plan 1 is clearly much worse for the residents of Pacific Hill and, no doubt, for the other surrounding communities as well.

In short, I welcome a professional commercial development and *I strongly support Plan ALT (shorter*

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*second floor and no residential units*), which best meets the needs of the neighboring communities and the building's future tenants. However, *I strongly oppose Plan 1*, as discussed above, and for the same reasons would strongly oppose any high-density residential development on the site.

Thank you for considering my views on this matter. If you have any questions or if any members of the Planning Commission wish to visit my complex and view firsthand why we have these concerns and why Plan ALT would best address the needs of its future tenants and the surrounding community, please do not hesitate to contact me.

Sincerely,

Marc D. Sanders  
Pacific Hill Condominiums  
2160 Santa Cruz Ave. #14  
Menlo Park, CA 94025

sandersm@epgy.stanford.edu

Cc: Steve Baugher

July 12, 2009

Mr. Steve Baughes  
459 W. Edmondson Ave  
Horsean Hill, CA 95037

Dear Steve,

Thank you for presenting the modified plan A/C1 for 2126 and 2128 Santa Hill Rd, Menlo Park to a group representing HOA of Pacific Hill Condos and owners directly affected by this project, on Friday July 10, 2009.

As one of the ladies I would like to express my strong approval. This project would be the least intrusive and minimize loss of privacy.

Good luck in your endeavor!

Linda Nicolson  
2160 Santa Cruz, # 4  
Menlo Park, CA 94025

000346



# DAC

DENNIS A. CHARGIN  
Builder/Developer, Inc  
66 E. Santa Clara St  
San Jose, CA 95113  
Off: (408) 297-3222  
Fax: (408) 297-3223  
Cell: (408) 309-6383

May 20, 2009

All Members of the Board of Supervisors  
County of San Mateo  
Redwood City, California

Re: Proposed Mixed Use Commercial Office/Residential Development proposed by Steve Baugher immediately west of 2100-2108 Sand Hill Road, Menlo Park, California

Dear Members of the Board,

Please be advised that I am Dennis Chargin, the Managing Member of the Mixed Use Commercial Office/Residential Development at 2100-2108 Sand Hill Road that the Board approved some 7 years ago. Our Development is located immediately to the East of where Mr. Baugher is proposing to construct his Mixed Use project. I can remember when we were going thru the approval process that there were select members of neighborhood groups who were in strong opposition to us changing a Single Family Residential use into primarily a Commercial Office venture. When we completed our project however, and all concerned saw how it looked and how little it impacted their lives, particularly at the adjacent Town-home and Condominium projects, all we got were complements, and statements like "if I knew it was going to be like this I would have supported it from the beginning"!

I have been very impressed with the beautiful development Mr. Baugher has proposed at his site. I am also grateful that he has also kept me current with the changes to his proposed project as it has been adjusted where possible to satisfy the requests from various inputs of the County staff and neighborhood concerns. With the traffic noise on Sand Hill Road, I have always felt a development such as the one that Mr. Baugher has proposed is the highest & best use as well as the most appropriate use of that plot of land.

I wish Mr. Baugher well in his venture at the above site, and I believe the Board of Supervisors will be serving the County well in approving this project as presented in its latest form.

Very truly yours,



Dennis A. Chargin  
President, Dennis A. Chargin Builder/Developer, Inc.  
Manager: 2104 Sand Hill Road LLC

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San Mateo County Planning Department  
Att: Ms. Erica Adams  
455 County Center 2<sup>nd</sup> Floor  
Redwood City, CA 94063

May 19, 2009

RE: Property 2126-2128 Sand Hill Road, Menlo Park, CA

Dear Ms. Adams:

With my wife and daughter I am the former owner of the property referenced above, whose present owner seeks zoning change and permission to construct an office building. At this stage in the life history of this property an office building is the most appropriate and best usage. **I wish strongly to support transformation of this property to a beautiful office structure.**

As you are aware the property is surrounded by an office complex on the corner of Santa Cruz and Sand Hill and further closeted by multiple unit apartments/condominiums. Behind it lies Menlo Commons, a retirement facility. Our single story home was positioned beneath these multiple two to three story structures, many of whose occupants were generally adversarial and antagonistic to the presence of our home.

Whereas we expended considerable financial resources to deconstruct and totally remodel our home and design and establish beautiful surrounding gardens during the years 2004-2006, our efforts were ignored by neighbors until they offered complaints about young Stanford University medical students enjoying an occasional outdoor barbecue during daylight hours/early evening hours.

Especially egregious conduct was demonstrated by several (but not all) occupants of Menlo Commons. Towering, mature Italian stone pines had been planted inappropriately along the side fence of that facility (our back fence). One fell in a windstorm, damaging the fence and barely missed destroying our home and injuring my daughter and her classmate. Despite the opinions of our own privately-contracted arborist and the arborist for the County of San Mateo, several occupants of Menlo Commons long resisted removal of the stone pines (usually placed in parks) and their replacement by deeply-rooted trees more appropriate to place around structures occupied by humans. Though the trees and fence belonged to Menlo Commons, that retirement facility never replaced the fence and only complained after we replaced the fence, that a gate for fire safety had been placed for emergency access/egress along the back of our property, a flag lot.

A beautifully designed and constructed office building, embellished with roof-top gardens, invisible underground parking and occupied only during the day is an ideally compatible structure to place adjacent to high density residential living units. Such a building would buffer transmission of noise and other environmental distractions and disturbances between adjacent residential parcels.

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design plan for this structure. There always has been a hazard associated with the existing site traffic pattern and passing motorists, bicyclists and humans. A major improvement in visibility and safety will be achieved with approval of these plans, especially in conjunction with the expected increase in traffic entering and leaving the site.

Thank you so very much for your thoughtful consideration of these relevant experiences from our ownership of the property. My family strongly supports and anticipates your approval of the zone change allowing construction of an office building...a veritable Sunset Magazine quality structure amid the ordinary... which will enhance the neighborhood and increase safety on the busy Sand Hill thoroughfare.

Sincerely,

Donald J. Prolo, MD



STANFORD UNIVERSITY SCHOOL OF MEDICINE  
NEUROSCIENCES PROGRAM

May 16, 2009

Planning Department  
Att: Erica Adams  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

Dear Ms. Adams:

I am eagerly anticipating the creation of a testament to green design and alternative energy in the heart of Silicon Valley. I am a fifth year in the M.D./Ph.D. program at Stanford University who was fortunate enough to live at 2126 Sand Hill road during my first two years of medical school. While there are a number of reasons the location was ideal for me, the troubles of living there in a single story home surrounded on three sides by walls of neighbors looking down on me outweighed the benefits. For the most part I grew used to people looking down on me while I walked around the house or sat in the yard. However, it was more than frustrating on the rare occasion that I had enough time to celebrate with my friends and family to hear a highly vocal minority of residents in surrounding buildings yell at us to keep our minimal noise down lower. For example, on my 25<sup>th</sup> birthday I had approximately ten friends and my brother over for a BBQ dinner on an early Saturday evening. One activity we all have great fun taking part in is playing the acoustic guitar and singing. The evening was cut short (at around 9 P.M.) when we heard an angry voice from above abruptly began bellowing at us without preamble.

Another example involves the complex located behind my old home. One of their pine trees fell on our fence so we paid to have the fence rebuilt and included a gate in the fence to open onto the parking lot behind in case of a fire. One day I noticed it was open and when I went outside to close it, an angry neighbor yelled at me that I had no business having a gate there and they better never see me use it. In comparison to being surrounded by apartment complexes, my current living situation in a neighborhood of single family homes has been peaceful and has given me a sense of community I never felt on Sand Hill road.

Since single family homes do not work well on the Sand Hill lot and a large apartment complex would only anger the neighbors who already feel crowded, I cannot imagine a better use of the lot than to convert it into commercial use. The neighbors would be thrilled to have the lot quiet at night and on the weekends with minimal chance of noise. I saw the proposed plans for the building and the entire roof will look like a garden! Rather than looking down at a roof and through sky lights, they will just see plants. Furthermore, the entire building will be manufactured off-site and transported to Sand Hill in units so the neighbors will not have to live for years under construction noise. With all the emphasis throughout the world on green design and alternative energy, it is wrong that Sand Hill road, which is supposed to be the home of leaders for innovation, is not currently showcasing a venture capital firm that supports alternative uses of energy. For these reasons I fully support the proposal under consideration for 2126 Sand Hill road.

Sincerely,

*Laura Prolo*  
Laura Prolo

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Erica Adams  
Planning Commission  
County Government Center  
455 County Center, 2nd Floor  
Mail Drop PLN  
Redwood City, CA 94063

Subject: Proposed POD  
development at  
2126/2128 Sand Hill  
Menlo Park

May 5, 2009

Dear Erica,

at our HOA meeting recently I learned that Steve Baughes's proposal was rejected and that there is a possibility that a high density apartment building would be built on 2126/2128 Sand Hill Road.

The Condo owners facing the proposed development, all 12 of them, are vehemently opposed to a high density apartment building on that site. So are the residents of White Oaks and Menlo Commons as far as I am informed. It would bring with it too much noise and traffic on such a narrow property.

Mr. Baughes has gone out of his way to accommodate his future neighbors' wishes and I am confident that the parties involved will find a solution acceptable to all of us that can then be submitted

430000

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Attachment N

for the Planning Commission's approval.

Again: we prefer a "green" office building without any doubt.

Sincerely,  
Isabel Niemeyer  
2160 Santa Cruz, #4  
Menlo Park, CA 94025

RECEIVED  
JUL 17 1998  
JUL 17 1998

000352

Charles and Sara Botsford  
2150 Sand Hill Road  
Menlo Park, CA 94025  
Tel: 650-234-8081

April 30, 2009

Ms. Erica Adams, Planner II  
Planning and Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

## PROJECT FILE

Re: PLN 2008-00136  
2126-2128 Sand Hill Road, Menlo Park  
Requested Modifications

Dear Ms. Adams,

We are long-time owners at, and members of the White Oak Townhouse Association. Our two units in White Oak are both just across the driveway from the property at 2126-2128 Sand Hill Road. We believe that most of the objections to the above-referenced project raised at the hearing before the Planning Commission can be overcome by the developer, Steve Baugher, and the venture capitalist, Vinod Khosla (who plans to occupy the office building), if they are willing to modify their proposed development as follows:

- Reduce the size of the building from 14,000 to between 9,000 and 11,000 ft.<sup>2</sup> so that it is more appropriate for the long narrow lot and more compatible with other structures in the neighborhood.
- Incorporate wider side setbacks into the plan, particularly a setback of 12 feet along the side nearest White Oak.
- Provide White Oak residents with privacy in their back bedrooms, kitchens and family rooms by leaving in place the existing mature trees along the driveway and screening the remaining part of the driveway with mature trees (larger than 5 gallon size).
- Move the front of the building back 20 feet or more from the street so that pedestrians on the sidewalk in front are not in danger of being hit by cars exiting up a steep ramp from the underground garage.
- Provide 4 to 6 surface level parking spaces in front to accommodate delivery vehicles including mail trucks and other visitors who will only be there for a short time, such as 15 minutes or less, so that such vehicles will not be parked temporarily along Sand Hill Road where "no parking" signs are posted or possibly next-door on White Oak property.
- Provide adequate parking at the site to meet the County parking requirement of five parking spaces for every 1000 ft.<sup>2</sup> of office space, and not count on impractical tandem parking with lifts to meet this requirement.

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(Busy professionals do not have the patience and time to shuttle cars back and forth and up and down on lifts every workday.)

- Make all of the parking stalls in the underground garage regular size, because the narrow proposed ones do not work with SUVs which many people drive. (People with such vehicles will be tempted to park illegally on Sand Hill Road or next-door on White Oak property.)
- Delete the two unnecessary residential apartments.

Yours truly,



Charles and Sara Botsford

cc: Planning Commission



**From:** Planning-Commission  
**To:** Erica Adams; P/C personal e-mails  
**Date:** 3/23/2009 9:07 AM  
**Subject:** Fwd: Proposed PUD Development at 2126 and 2128 Sand Hill Road

FYI

Save Paper.  
Think before you print.

>>> "Eileen O'Pray" <[eopray@yahoo.com](mailto:eopray@yahoo.com)> 3/20/2009 7:45 AM >>>  
Planning Commission  
County Government Center  
455 County Center, 2nd Floor  
Mail Drop PLN 122  
Redwood City, CA 94063

March 20, 2009

Dear Planning Commission Members,

As the Board of Directors of the Homeowners Association of Pacific Hill Condominiums, we are writing to express our concerns regarding recent and material changes to the plan for the proposed PUD development at 2126 and 2128 Sand Hill Road (File No: PLN2008-00136).

Pacific Hill Condominiums, at 2160 Santa Cruz Avenue, consists of 26 units just east of the proposed development site. Twelve of our units, spread across three stories, are immediately adjacent to the site and will be most directly affected by the proposed development.

Residents of Pacific Hill and the Board of Directors have monitored plans for the property closely since 2126 and 2128 were sold in early 2007. The residents attended the first community meeting, and subsequently the Board of Directors wrote to Project Planner Erica Adams in December 2007 to express our key concerns about the project and sought copies of the project application filed by Mr. Baugher with the Planning Commission. Residents have met with Mr. Baugher on multiple occasions and we appreciate his willingness to hear our concerns.

On March 16, 2009, we learned of a material change to the plans for the proposed development that will significantly increase noise and reduce the privacy of Pacific Hill residents. The original plans and formal application for the proposed development circulated in June 2008 included a single elevator from the underground parking garage to ground level. The elevator was housed in a structure separate from but adjacent to the main building and was located at the northwest edge of the building, on the edge of the garden area. The revised proposal would move the elevator to the farthest northwest corner of the parcel, at the opposite edge of the garden area. People using the elevator would then walk on a walkway directly next to, and nearly equal in length to, the western back fence of our complex. Because the ground level of our property is several feet below the ground level of the proposed development site, people using the walkway would have a direct

line of sight and sound to the second and third floor units of Pacific Hill. We are dismayed by this change and would have expressed our strong opposition to it in our earlier correspondence and at the community meeting had it been a feature of the original plan.

We are extremely concerned that this revised plan would significantly increase the noise and disruption experienced by Pacific Hill residents. Because this elevator would be the only elevator from the parking garage to ground level of the development, we expect there would be a significant amount of foot traffic from the numerous tenants, visitors, delivery persons, and cleaning and maintenance crews. Noise would be generated by people walking, delivery carts rolling and people talking on their cell phones and to each other as they walk. Because most of the units adjacent to the development site have their only windows facing the development site, they would be exposed to the noise continually, particularly during the warmer months when windows are open. While we understand that the noise of footsteps could be mitigated by choosing certain materials for the walkway, this would not address the sound from carrying voices. We remain concerned that the

noise will not be limited to normal business hours. Cleaning and maintenance crews will likely use the elevator at other times, as will people arriving at work early or leaving late. Moreover, because the building will be a "landmark for the area" (as described in the application) with a LEED green design and numerous conference rooms, we fully expect that the tenants will showcase it to its full advantage by holding client and other meetings on site.

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In addition to the increased noise level, we are concerned that the walkway design would significantly reduce the privacy of our residents. The White Oak Condominiums property on the opposite side of the development site has an approximately 23 foot setback from the boundary and features a driveway and garages facing the site. In contrast, our second floor balconies and windows are only approximately 12 feet from the fence and proposed walkways. Each person walking along the walkway would have a direct line of sight into the windows of each of our second and third floor units. Constructing a higher fence is not a viable solution as it would decrease the light to our ground floor residents.

Placing the elevator according to the new proposal is clearly not critical to the success of the project. Indeed, we question what aspects of the original plans were changed to warrant or necessitate the change in elevator and walkway placement. Apparently, the elevator has been moved for various reasons, including improving the view from the corner office and encouraging tenants to walk further in keeping with the green theme of the project. We do not believe these concerns outweigh our residents' need for peaceful and private enjoyment of their homes. Had we been informed of this change earlier, we would have expressed our views in our initial correspondence and at the community meeting.

We feel strongly that the elevator should be replaced in its original location specified in the original application and that the lengthy walkway should be omitted. With the exception of the few people who were notified of the late change to the plans, most members of our community and the surrounding neighborhood assume that the original placement still holds, and their comments on the development proposal were based on that assumption.

We also are willing to work with Mr. Baugher to explore possible solutions, including moving the elevator to the western edge of the development site, which has a much greater setback from the adjoining homes and includes a driveway zone as a buffer, or providing a noise-suppressing roof or half-ceiling to create a covered walkway, thereby mitigating the noise and preserving our privacy.

We appreciate your attention to our concerns. The residents of Pacific Hill and the Board of Directors have been careful not to dwell on minor or subjective issues regarding this project, and we welcome a professional commercial neighbor. But we find the new elevator and walkway placement to be neither minor nor subjective. Rather, we see it as a significant, material, and highly consequential change to the plans in the original application.

We regret that the timing of the hearing on March 25th prevents us from leaving our jobs to speak with you in person. We invite any members of the Planning Commission to visit our complex and view firsthand why we have these concerns.

A hard copy of this letter has also been sent to you via U.S. mail.

Sincerely,

Board of Directors  
Homeowners Association of Pacific Hill Condominiums

Eileen O'Pray  
2160 Santa Cruz Avenue #10  
Menlo Park, CA 94025  
[eoprayer@yahoo.com](mailto:eoprayer@yahoo.com)

Lucy Kohlmeier  
2160 Santa Cruz Avenue #21  
Menlo Park, CA 94025  
[lhk94025@yahoo.com](mailto:lhk94025@yahoo.com)

Shalann Kunkel  
2160 Santa Cruz Avenue #19  
Menlo Park, CA 94025  
[shalannkunkel@yahoo.com](mailto:shalannkunkel@yahoo.com)

000356

**From:** "Eileen O'Pray" <eopray@yahoo.com>  
**To:** <planning-commission@co.sanmateo.ca.us>  
**CC:** <eopray@yahoo.com>, "Lucy Kohlmeier" <lhk94025@yahoo.com>, "Shalann Kunk...  
**Date:** 3/20/2009 7:45 AM  
**Subject:** Proposed PUD Development at 2126 and 2128 Sand Hill Road

Planning Commission  
County Government Center  
455 County Center, 2nd Floor  
Mail Drop PLN 122  
Redwood City, CA 94063

March 20, 2009

Dear Planning Commission Members,

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We are extremely concerned that this revised plan would significantly increase the noise and disruption experienced by Pacific Hill residents. Because this elevator would be the only elevator from the parking garage to ground level of the development, we expect there would be a significant amount of foot traffic from the numerous tenants, visitors, delivery persons, and cleaning and maintenance crews. Noise would be generated by people walking, delivery carts rolling and people talking on their cell phones and to each other as they walk. Because most of the units adjacent to the development site have their only windows facing the development site, they would be exposed to the noise continually, particularly during the warmer months when windows are open. While we understand that the noise of footsteps could be mitigated by choosing certain materials for the walkway, this would not address the sound from carrying voices. We remain concerned that the noise will not be limited to normal business hours. Cleaning and maintenance crews will likely use the

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elevator at other times, as will people arriving at work early or leaving late. Moreover, because the building will be a "landmark for the area" (as described in the application) with a LEED green design and numerous conference rooms, we fully expect that the tenants will showcase it to its full advantage by holding client and other meetings on site.

In addition to the increased noise level, we are concerned that the walkway design would significantly reduce the privacy of our residents. The White Oak Condominiums property on the opposite side of the development site has an approximately 23 foot setback from the boundary and features a driveway and garages facing the site. In contrast, our second floor balconies and windows are only approximately 12 feet from the fence and proposed walkways. Each person walking along the walkway would have a direct line of sight into the windows of each of our second and third floor units. Constructing a higher fence is not a viable solution as it would decrease the light to our ground floor residents.

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We also are willing to work with Mr. Baugher to explore possible solutions, including moving the elevator to the western edge of the development site, which has a much greater setback from the adjoining homes and includes a driveway zone as a buffer, or providing a noise-suppressing roof or half-ceiling to create a covered walkway, thereby mitigating the noise and preserving our privacy.

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A hard copy of this letter has also been sent to you via U.S. mail.

Sincerely,

Board of Directors  
Homeowners Association of Pacific Hill Condominiums

Eileen O'Pray  
2160 Santa Cruz Avenue #10  
Menlo Park, CA 94025  
eoprayer@yahoo.com

Lucy Kohlmeier  
2160 Santa Cruz Avenue #21

000358

Menlo Park, CA 94025  
lhk94025@yahoo.com

Shalann Kunkel  
2160 Santa Cruz Avenue #19  
Menlo Park, CA 94025  
shalannkunkel@yahoo.com

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Charles and Sara Botsford  
2150 Sand Hill Road  
Menlo Park, CA 94025  
Tel: 650-234-8081

RECEIVED  
2009 MAR 19 P 2:32  
SAN MATEO COUNTY  
PLANNING DIVISION

March 18, 2009

Planning Commission  
County Government Center  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

Re: PLN 2008-00136  
2126-2128 Sand Hill Road, Menlo Park  
Objection to proposed two-story office building in a residential community

This is a follow-up to our previous letter dated November 23, 2008. After again reviewing the file we became even more concerned about changing the zoning to allow for inappropriate commercial use of property in a Sharon Heights and West Menlo residential neighborhood, and of the incompatible design aspects of the proposed structure.

Inappropriate commercial use. All of the property from Santa Cruz Ave. and Sand Hill Road going west to Sharon Park Drive is residential with only one exception. Except for the one exception at the corner, the residential property consists of two small lots for which the variance is requested, the White Oak townhouse complex consisting of 10 residential units, and the Menlo Oaks townhouses. From that same corner of Sand Hill Road and Santa Cruz Ave. all the property going north on Santa Cruz Ave. is residential except for that same one exception on the corner. After the corner, the properties consist of the Pacific Hill complex of residences, the Menlo Commons complex for seniors, and a brand new development at the corner of Santa Cruz Ave. and Oak Hollow. The new development consists of over six multi-million-dollar single-family residences. Allowing a commercial development in the middle of this residential neighborhood threatens to degrade the quality of life of the residents and adversely affect property values.

Incompatible design. The design of the structure itself is incompatible with the contemporary look of other buildings in the immediate area. Many fine office buildings located west of the Sharon Heights shopping center have a park like atmosphere with ample parking and adequate landscaping. Squeezing a large two-story prefabricated structure of steel and glass into two small lots is not in keeping with the look of the buildings in the immediate area nor is it compatible with the office park type of development farther west on Sand Hill Rd. The proposed development does not allow for a fire lane. Instead the developer must think that the fire department can stretch its hoses all the way from the front to the back of the building, an idea that could be dangerous if a fire develops in the back of building that is not easily controlled. An uncontrolled fire could spread to the adjacent buildings on either side placing them at risk. The developer has not allowed sufficient parking for the number of offices. The proposal to have tandem parking with a lift in itself will not create enough parking places. Moreover, it is improbable that few if any of the tenants or their clients will have the patience to use that kind of parking. Tandem parking might be appropriate in a congested urban setting but is not suitable in West Menlo and Sharon Heights where

people are used to having adequate parking along the street or provided by the business with whom they are dealing. The developer plans to place the front of his building far too close to the sidewalk to be compatible with the surrounding area. The residential complex of the White Oak town houses next door is more than 50 feet back from the street. Farther along Sand Hill Road the town houses are also well back from the road. Heading north on Santa Cruz Ave., the Pacific Hill complex is also well back from the road as is the Menlo Commons. If the developer has the front of his structure or its overhang within 20 feet of the property line, the structure will be far too close to the sidewalk and out of keeping with the look of the other properties in the area. The White Oak townhouse complex was required to keep a buffer between Sand Hill Road and the side of its building nearest the street, which it has accomplished by a large redwood hedge. The new development does not provide enough room from the front of its proposed building to the sidewalk for such a buffer.

Conclusion. The proposed variance should not be granted because commercial use of property in the West Menlo and Sharon Heights residential area is inappropriate for that location, and because the proposed design of the structure would give an unattractive, stark appearance of metal and glass in a boxy looking building that does not fit in with the neighborhood.

Yours truly,

Charles and Sara Botsford

Planning and Building Dept.  
County of San Mateo  
attn. Ms. E. D. Adams  
Project Planner

Menlo Park, 1-13-08

Subject: Proposed PUD development  
at 2126/2128 Sand Hill Rd.

Dear Ms. Adams:

As one of several property owners most affected by subject action I categorically object to this plan unless several changes are effected, viz., a reduction in the invasion of my privacy and a great reduction in the loss of natural light in my small patio. I believe a compromise can be reached with the developer of the plan if I am allowed to voice my objections in this matter.

To support my objections please find several photographs and a graph enclosed for your review.

#1 My condominium, #4, is located on the first floor (the garage is on the ground floor). The outside wall is approximately 14 ft from the common property line.

#2 I have the view of a 6 ft retaining wall topped by a 6 ft fence. The proposed building height of 28 ft with only a setback of 10 ft would <sup>tower</sup> 30+ ft over my condo.

000361



- #3 Twelve condos front the proposed development and have windows exclusively facing it.
- #4 The excessive loss of natural light in my condo would force me to use artificial illumination during the day.
- #5 After consulting a realtor familiar with the location of my condo unit I learned that the property value would diminish at least 5% if this project would be allowed to proceed as submitted.

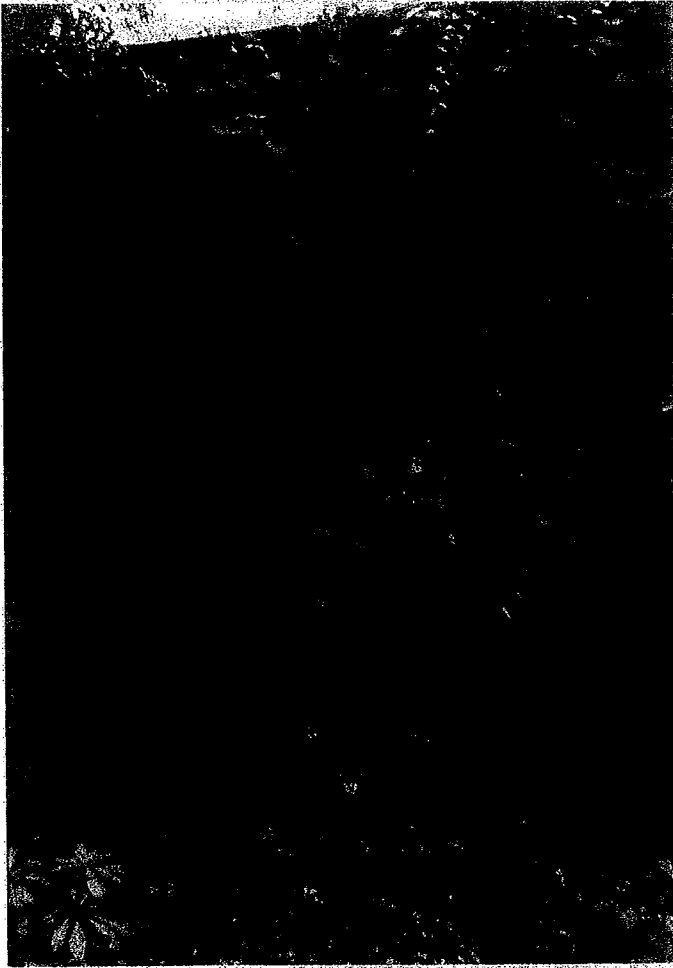
Therefore I respectfully request the opportunity to present my objections before your committee to the proposed development as it stands.

Sincerely,  
Ilisabe C. Niemeyer  
Ilisabe C. Niemeyer  
2160 Santa Cruz Ave, #4  
Menlo Park, CA 94025  
650-854-1840

000362

000070a.

↓ sky



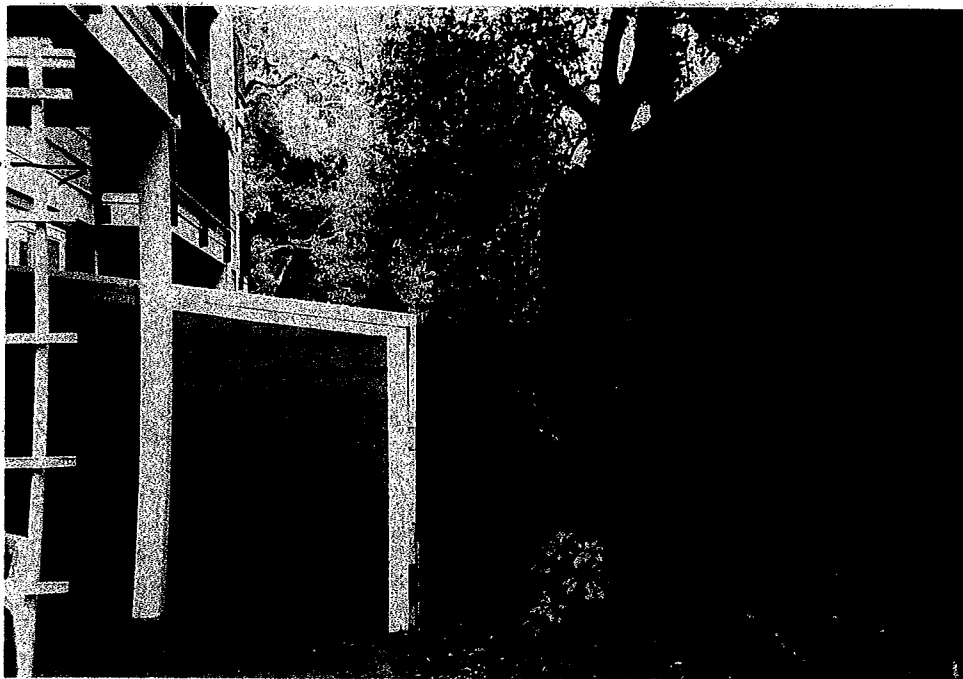
Retaining wall + fence, 6' each

↓ chimney of house on ←



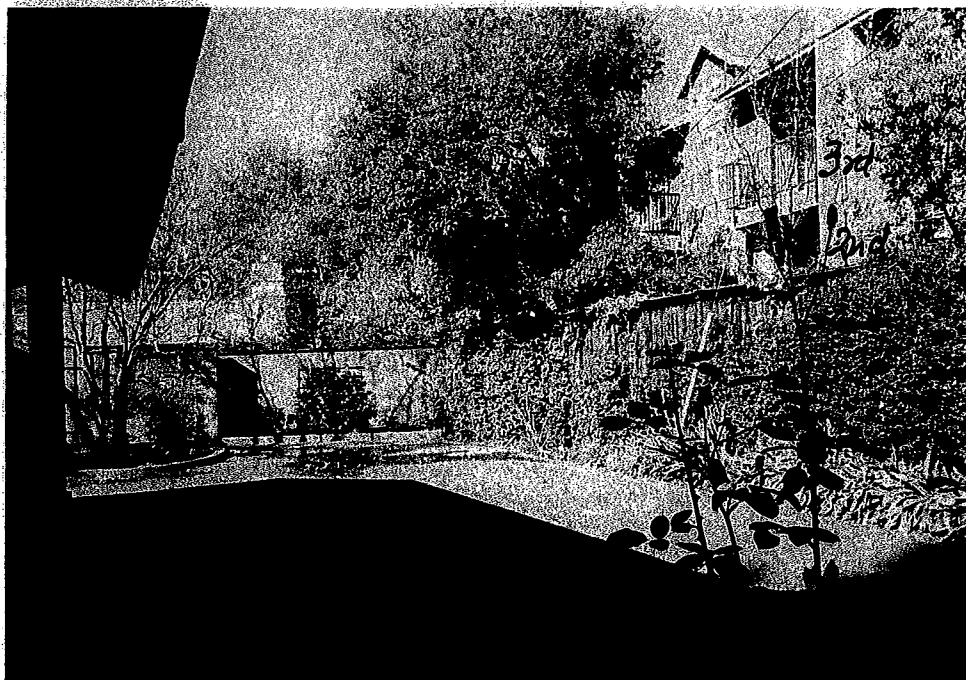
County property

2nd floor



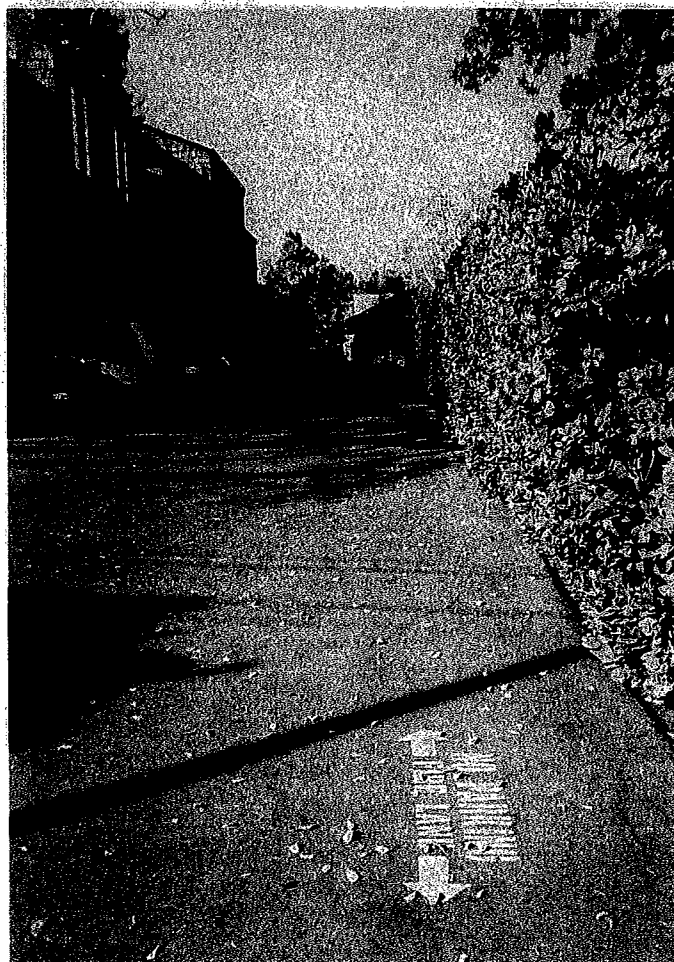
000363

2nd floor hill (first floor)



2126/2128 Sand Hill

White Oak



000364

**From:** "Dave Sloan" <dave.sloan@gmail.com>  
**To:** "Erica Adams" <eadams@co.sanmateo.ca.us>  
**Date:** 1/11/2009 8:36 PM  
**Subject:** Re: Letter of feedback on proposed Sand Hill Road development

**CC:** "s baugher" <srb\_ranchworks@yahoo.com>  
Hi Erica,

I have received a copy of the environmental impact studies. Thanks for sending.

I also wanted to mention the following:

Before the holiday, I talked to Ray Hashimoto and Amy from the engineering firm. -They tell me that they saw my feedback letter but have no updates. The plan remains the same as the last time we saw it.

-Ray said we will just have to agree to disagree on the points I made

-Ray said his client want a building of that size, so shrinking the footprint and space of the building is not an option.

-Ray said that it is his opinion that the Green strategy is more important to the county than the context of the neighborhood design.

Question: Would it be useful for me to write up a summary of that conversation for the file to go to the planning commission? Or, best to have the same discussion at the hearing in February?

thanks,

Dave Sloan

On Tue, Nov 18, 2008 at 5:01 PM, Erica Adams <eadams@co.sanmateo.ca.us> wrote:

> Hello Dave,

>

> I will put your letter into the file and it will be part of the packet for  
> the Planning Commission to consider when the project goes to a hearing.  
> In addition, I will be addressing many of these aspects of the project in  
> the staff report.

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> As you mentioned, the applicant heard your organization's concerns at the  
> pre-application meeting held last year, in addition to meeting with you  
> subsequent to that meeting. One of the purposes of the pre-application  
> meeting was to allow for the exchange of ideas about the project. However,  
> the applicant has final say in what is proposed. The Planning Department  
> does not impose design standards on PUD projects such as this. General  
> recommendations are given as to which aspects of a project may be  
> controversial and we recommend that an applicant consider this when they  
> design a project.

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> At this point in the project, the applicant has submitted a proposal which  
> will be evaluated for construction on the project site. The Planning  
> Commission will make their recommendation on the project next year at a  
> meeting where public testimony can be given. All of the residents will  
> receive notices of the public hearing when it is scheduled.

>

> If you have any questions, feel free to contact me in the office.

>

000365

> Erica Adams  
> 363-1828  
>  
>  
>>>> "Dave Sloan" <dave.sloan@gmail.com> 11/18/2008 4:05 PM >>>  
> Erica,  
>  
> Please see attached letter. This letter contains feedback on the proposed  
> development on Sand Hill Road.  
>  
> thanks,  
>  
> --  
> Dave Sloan  
> 650-283-3318  
>  
> White Oak Townhouse Association  
>

--  
Dave Sloan

000366

**From:** "Gail Wardwell" <gewardwell@earthlink.net>  
**To:** <eadams@co.sanmateo.ca.us>  
**Date:** 1/8/2008 6:46 PM  
**Subject:** proposed PUD development at 2126/2128 Sand Hill Road

Dear Ms. Adams,

As a Pacific Hill condominium owner situated next to the proposed PUD development at 2126/2128 Sand Hill Road, I am writing to express my concern about the physical size of the proposed building. The side of our complex adjacent to 2126/2128 Sand Hill Road receives very little sunlight as it is. A taller building would further reduce the light enjoyed by the residents of those units, as would a structure built closer to the shared property line.

I hope you will take these thoughts into consideration when making your decision. Thank you.

Sincerely,  
Gail Wardwell  
Pacific Hill #7  
gewardwell@earthlink.net

000367

**From:** "Dave Sloan" <dave.sloan@gmail.com>  
**To:** "Erica Adams" <eadams@co.sanmateo.ca.us>  
**Date:** 1/11/2009 8:36 PM  
**Subject:** Re: Letter of feedback on proposed Sand Hill Road development

**CC:** "s baugher" <srb\_ranchworks@yahoo.com>

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I also wanted to mention the following:

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> receive notices of the public hearing when it is scheduled.

>

> If you have any questions, feel free to contact me in the office.

>

000368

112062

> Erica Adams

> 363-1828

>

>

>>>> "Dave Sloan" <dave.sloan@gmail.com> 11/18/2008 4:05 PM >>>

> Erica,

>

> Please see attached letter. This letter contains feedback on the proposed  
> development on Sand Hill Road.

>

> thanks,

>

> --

> Dave Sloan

> 650-283-3318

>

> White Oak Townhouse Association

>

--

Dave Sloan



**From:** "Marc Sanders" <sanders@csli.Stanford.EDU>  
**To:** <eadams@co.sanmateo.ca.us>  
**Date:** 12/19/2007 10:51 AM  
**Subject:** Proposed PUD Development at 2126/2128 Sand Hill Rd  
**Attachments:** SandHillRdPUD.doc

Dear Erica,

As the Board of Directors of the Homeowners Association of Pacific Hill Condominiums, we are writing to express our concerns regarding the proposed PUD development at 2126/2128 Sand Hill Road.

Pacific Hill Condominiums, at 2160 Santa Cruz Ave, consists of 26 units just east of the proposed development site. Twelve of our units, spread across three stories, are immediately adjacent to the site and will be most directly affected by any development there.

Our most serious concerns with the given proposal are the height of the building and its setback from our shared property line. First, note that the ground level of our property is several feet below the ground level of the proposed development site. Therefore, a building 28' high, as proposed, would actually be closer to 33' high relative to our condominium complex. In particular, according to the current development proposal, the height of such a building would be at roughly 4-5 feet \*above\* the floor level of the \*top\* story of our condominium building. Because most of the twelve Pacific Hill units immediately adjacent to the development site already receive sunlight \*only\* from that westerly direction, such a tall building would drastically diminish the light entering these units. Coupled with short setbacks, a building of this height would also dramatically alter the quality of the view and sense of space.

We welcome a commercial space to the site, and we understand the need for flexibility with respect to the aesthetics and architectural themes. But the proposed height and setbacks would have very real and tangible negative effects on our condominium complex. We invite you (or any members of the Planning Commission or their staff) to visit our complex so that you can see for yourself why we have the concerns we do.

(A copy of this letter in .doc format is attached for your convenience.)

Sincerely,

-Pacific Hill HOA Board of Directors

Eileen O'Pray  
2160 Santa Cruz Ave. #10  
Menlo Park, CA 94025  
650 233 1828  
eopray@yahoo.com

Lucy Kohlmeier  
2160 Santa Cruz Ave. #21  
Menlo Park, CA 94025  
650 561 9420  
lhk94025@yahoo.com

000370

12/19/07

To: Erica Adams, Planning Commission, San Mateo County

From: Pacific Hill Condominiums HOA Board of Directors

**Re: Proposed Development at 2126/2128 Sand Hill Rd.**

Dear Erica,

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Eileen O'Pray  
2160 Santa Cruz Ave.  
#10  
Menlo Park, CA 94025  
650 233 1828  
eopray@yahoo.com

Lucy Kohlmeier  
2160 Santa Cruz Ave.  
#21  
Menlo Park, CA 94025  
650 561 9420  
lhk94025@yahoo.com

Marc Sanders  
2160 Santa Cruz Ave.  
#14  
Menlo Park, CA 94025  
650 233 1174  
sanders@epgy.stanford.edu

• 000371

11/30/07

**Re: Sand Hill development proposal at 2126/2128 Sand Hill Road**

To: Erica Adams, planner, county of San Mateo  
Redwood City, CA  
Email: [eadams@co.sanmateo.ca.us](mailto:eadams@co.sanmateo.ca.us)

Erica,

I represent the White Oak townhouse community on Sand Hill Road. We are a 10 unit townhouse community directly adjacent to the west of the property in question. As promised, here is a list of our top concerns about the development plans, in order of priority.

1. Height of the building. 28' feet is too high without any "daylight planes." Every other building in this area has daylight planes on the second or third floor.
  - a. Blocking of views and daylight. The tall buildings, as proposed, will block our view and sunlight from the east, including our morning sunlight and view of the East Bay hills.
  - b. There are 8 units that face east, 5 of them have outside decks. We would be looking directly out and up at the 28' tall wall.
2. Proximity to the property line. A 10' setback is too close to the property line. All other properties in this area have closer to 20' setback distances.
3. Development theme: Every other building on this block has a residential theme. There are commercial buildings on the corner but they are smaller, house-like buildings, that do not look like commercial warehouses.
  - a. The theme of the entire block is open space (ala Stanford), generous setbacks, lots of trees and residential space. A rectangular office building would be out of place. It is too dense for this residential area. Consistency in the area should be important in zoning decisions.

Other general concerns apply

- Additional traffic. The increased density of the development will cause dangerous traffic conditions. It's already dangerous entering and leaving our parking lot. Other drivers do not expect cars to turn into driveways on this block. Cars are heading West on Sand Hill very fast as they approach 280, and they can't be seen until they reach the intersection, due to the slope of the hill. Further traffic analysis is needed.
- Additional noise from parking garage. Additional noise analysis is needed.

We welcome a commercial space to our neighborhood, but request that accommodations be made to adapt to the environment of this quaint residential area. This block is not an office park.

000372

Sincerely,

Dave Sloan  
President, HOA of White Oak townhouses  
Sand Hill Road, Menlo Park  
[dave.sloan@gmail.com](mailto:dave.sloan@gmail.com)  
650-283-3318

000373

Charles and Sara Botsford  
2150 Sand Hill Road  
Menlo Park, CA 94025  
Tel: 650-234-8081

November 23, 2008

Ms. Erica Adams, Planner II  
Planning and Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

Re: PLN 2008-00136  
2126-2128 Sand Hill Road, Menlo Park  
Objection to proposed two-story office building in a residential community

At the community meeting in November of last year at the Hewlett Foundation building about the above-referenced application and property, the discussion primarily centered on the design aspects of the proposed building, and the impact of traffic and noise. The appropriateness of an office building in the middle of a residential community was not covered. Zoning by the county where the property is located is R-1/S-92, which we understand means residential use only. Zoning by the City of Menlo Park of property immediately adjacent is also residential. Upon reviewing the file, we read that the developer stated that there is no objection to his request to rezone his property to commercial so that he can erect a two-story office building there. However, that is not the case. Although some of the more recent owners in adjacent complexes may not object, many of us who have resided here over the years do in fact object to the rezoning and the proposed office building. This letter sets out some of the underlying reasons for our objections.

Sand Hill Road is a four lane divided boulevard with an island in the middle that extends from El Camino Real to the Junipero Serra Freeway (Highway 280) and beyond. The property on the west side of Sand Hill Road from Oak Avenue to Santa Cruz Avenue and from Santa Cruz Avenue to Sharon Park Drive is all residential, in keeping with the zoning on the master plans of both the county and city. The only variance is at 2108 Sand Hill Road, which is at the corner of Santa Cruz Avenue and Sand Hill Road. An exception was made in this one instance seven years ago in 2001 in order to preserve the original large old house there, which has historical significance. The house was built by Mrs. Jane Stanford (wife of Leland Stanford, Sr.) as a residence for her secretary and companion, Bertha Berner. In allowing a variance from the master plan, the county imposed restrictions that preserved in its present state the architectural integrity of the structure. The developer of the project at the time agreed to establish two residential units on the property so that the county would not suffer a decrease in its overall housing stock. The fact that a zoning change was allowed at 2108 to preserve a historical residence should not be justification for a zoning variance on an adjacent property where existing structures are to be demolished.

On both sides of Santa Cruz Avenue extending westward from the intersection at Sand Hill Road to the intersection at Alameda De Las Pulgas, all of the properties are residential, again in keeping with the zoning in the master plan. There has been no deviation from that zoning, except for 2108 Sand Hill Road.

Foundation building across Sand Hill Road, and still fit with the overall character of existing buildings in this area of Sand Hill Road. The Hewlett building in fact does fit, with articulation of forms and use of sloping roof elements.

3. The size is inappropriate. The corner property (2108 Sand Hill Road) is 16,467 sq. ft. and was allowed 4,475 sq. ft. of above ground development—that is a ratio of floor area to property (Floor Area Ratio or FAR) of .27. The Project is proposing a 14,200 sq. ft. building on a 20,862 sq. ft. parcel, so the FAR is about 2 and ½ times greater than the corner parcel. It is too dense. An 8,000 sq. ft. building is more appropriate.

4. The side setbacks are inadequate. Even though the setbacks match what the R-1 zone requires today, these setbacks are inadequate when separating commercial use from residential use. Moreover, the building's proposed trellises extend 8 feet into the setbacks, to within 2 feet of the side property lines. The County typically limits intrusion by "architectural features" into setbacks to 2 feet (which in this case would keep the trellises 8 feet from the property lines).

5. The proposed building does not honor the current daylight planes in the S-92 overlay zone. Because of overbuilt houses in this area, residents of West Menlo Park worked long and hard to have the County adopt an "overlay" zone requiring daylight planes—setting the buildings back as the height increases.

6. The parking provided is not enough. The County's zoning ordinance requires 5 parking spaces per 1,000 sq. ft. of office, and 1 parking space for each of the residential units proposed (Section 6119 of the County Zoning Ordinance). 12,200 sq. ft. of office requires 61 spaces; plus 2 for the residences equaling a total of 63 spaces required. Only 50 are proposed, and 20 of these use the tandem lift system. With the lift system the building size should be limited to 9,600 sq. ft. of office plus 2,000 sq. ft. of residential; without the lift system the building size should be limited to 7,600 sq. ft. of office plus 2,000 sq. ft. of residential.

If the building were reduced to 9,600 sq. ft. + 2,000 sq. ft. = 11,600 sq. ft., it could retain its existing proposed length of 120 feet but be narrowed from 60 feet wide to 48 - 50 feet wide (adequate for office use and excellent for internal day light). The reduction would provide the larger side setbacks and the needed daylight planes.

7. The inclusion of two residential units is unnecessary and may have undesirable effects. Added to the daytime traffic from users of the office will be nighttime noise and light and traffic due occupants of the apartments. If the property is going to change to commercial, then the entire building should be commercial.

8. The LEED goals are vague and undefined, and should not be a reason to approve the project as proposed. One can construct a LEED building that is compatible with structures in the neighborhood. Many prefab buildings today are not boxy in nature, but have different elements that break up the design. The Hewlett Foundation building across Sand Hill Road is an example of a LEED building that has excellent design, and despite its large size, does not appear boxy.

9. No office should be used as a medical or dental office, and any approval of this project should prohibit any such use. Stanford is terminating the leases of many doctors and dentists on Welch Road and they are looking for space. Medical and dental offices

generate much more traffic than the average office use and should be treated much differently with regard to traffic studies and parking requirements. Although County requirements for parking require the same number of spaces for medical or dental offices as for business offices, this is unusual and empirical evidence indicates more parking is needed for medical or dental offices.

10. All mechanical equipment must be located in the garage. The applicant's commentary about the project states that the building's mechanical equipment will be located in the garage. However, no space is provided in the design to accommodate mechanical equipment in the garage. Placing mechanical equipment outdoors or on the roof could be very noisy. A condition for a PUD in this location should be that, as stated by the applicant, all mechanical equipment must be located in the garage.

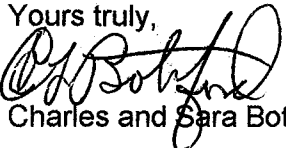
11. All lighting must be turned off or reduced to low levels at night. Although the applicant's commentary states that lighting will be turned off or reduced to low levels at night, enforcement of this commitment will be difficult. The PUD should specify what lighting levels are allowed in the building so that light does not disturb adjacent residences at night. This restriction is particularly important if the all glass design is approved.

---

In conclusion, an office building is unsuitable for 2126-2128 Sand Hill Road. If erection of such a building is allowed, the design and appearance should be compatible with the surrounding residential properties.

Thank you in advance for your consideration of this letter. Please keep us informed of any Planning Department or Board of Supervisors meeting to review the above-referenced proposal.

Yours truly,



Charles and Sara Botsford

Cc: Planning Commission  
Board of Supervisors

**From:** "s baugher" <srb\_ranchworks@yahoo.com>  
**To:** "Erica Adams" <eadams@co.sanmateo.ca.us>  
**Date:** 11/20/2008 10:29 AM  
**Subject:** Comments on White Oaks letter  
**Attachments:** white oaks.jpg

Hi Erica-

Thanks for forwarding the letter. The White Oaks development (A) comes less than 6' of the west property line, if you include the bump out and even, then within 3-4'. We can find the same situation on the Pacific Hill development's south boundary with the Dennis Chargin developments. The Chargin building comes within 7' of our property line.

Also shown is a White Oaks 23' fire lane from our common boundary. The 2128 building is situated 10' from the property line, so were over 30' building to building. The overhang on that side is something we are working on, the reason I have been interacting with White Oaks. We also plan a tree line screen along both sides of the building and in back. Except for the frontage along Sand Hill, for all purposes the building will be screened.

I also understand the White Oaks development is having structural problems in addition to other things. The site would be a candidate for redevelopment down the road, something I have thought about and have spoken to the City of Menlo Park concerning. If redeveloped, the site would most likely not be residential.

As for as the daylight plane, the location of the site, the fire restrictions in building height and location have dictate the general shape. Our shade studies show White Oaks will not be effected. Pacific Hill is a box shaped building with no daylight plane. I can keep going but you get the picture.

How is everything else going?  
Take Care-  
Steve



**Date:** 11/18/08

**To:** Erica Adams, planner, county of San Mateo. Email: [eadams@co.sanmateo.ca.us](mailto:eadams@co.sanmateo.ca.us)

**From:** Dave Sloan, 2158 Sand Hill Road, ie White Oak townhouse association

**Re:** Sand Hill development proposal at 2126/2128 Sand Hill Road

Erica,

About a year ago I wrote you a letter containing feedback from the White Oak townhouse association on the topic of the proposed development at 2126/2128 Sand Hill Road, Menlo Park. Since then the 10 homeowners of the White Oak townhouse association have met in person with the developer, Steve Baugher. We reviewed his plans and discussed our concerns. Later, we met internally as an Association and have formulated our collective thoughts and concerns. We would like to formally communicate our feedback on the current state of the proposed project to you and to the county of San Mateo in this letter.

As I said in my previous letter, we welcome a commercial space to our neighborhood, but request that accommodations are made to adapt to the environment of this quaint residential area. This block is not an office park.

The developer did not listen to our feedback: We specifically requested daylight planes, a greater setback distance, and a more appropriate architectural theme. We were ignored. The plans have not changed. In fact, the building is now larger than proposed in the original design. The building is still boxy, too large, and too close to our property line.

Based on the current state of the proposal, here are our top priority concerns:

1. Size of the building. The original design was around 10,000'. The current proposal is about 14,000'. The corner property has a Floor/Area ratio of .27. For a lot this small, a 8,000' building would be more appropriate. We would like to see a much smaller building on this lot than the proposed monstrosity of 14,000'.
  - a. The current building design is too large for this residential area.  
Consistency in the area should be important in zoning decisions.
2. The setbacks distances should be greater. The building's proposed trellises extend 8 feet into the setbacks, to within 2 feet of the side property lines.
  - a. The proposed building and the trellises should be further from the property line, just like every other building in the neighborhood. Consistency in the area should be important in zoning decisions.
3. Architectural theme: Every other building on this block has a residential theme. There are commercial buildings on the corner but they are smaller, house-like buildings, with sloping roof elements. They all have with wood or stucco sidings and pitched roofs and articulation of the design elements.

- a. A rectangular office building in this lot would be out of place. Consistency in the area should be important in zoning decisions.
4. Daylight planes: According to the S-92 overlay zone, greater daylight planes should be provided in West Menlo Park. The current proposal does not comply.

**Suggestion:** If the building is reduced to 9,600 sf. + 2,000 sf. = 11,600 sf., then the building could retain its existing proposed length of 120 feet but be narrowed from 60 feet wide to 48 - 50 feet wide (adequate for office use and excellent for internal day light), which would provide the larger side setbacks and/or the daylight planes discussed above.

The above are our most important concerns. We hope the county can work with us to meet our requests to accommodate this critical feedback into the project design.

In addition, these additional issues deserve to be highlighted:

- The property should not be used for medical or dental use. Such use would drive heavy traffic to the property during the day.
- The inclusion of 2 residential units may cause more of traffic throughout the day, at night, and on the weekend. We suggest that the proposal be entirely commercial to limit the flow of traffic to the daytime.
- The parking provided is not enough. The County's zoning ordinance requires 5 parking spaces per 1,000 sf. of office, and 1 parking space for each of the residential units proposed (Section 6119 of the County Zoning Ordinance). 12,200 sf. of office requires 61 spaces; plus 2 for the residences equaling a total of 63 spaces required. Only 50 are proposed, and 20 of these use the tandem lift system. With the lift system the building size should be limited to 9,600 sf. of office plus 2,000 sf. of residential; without the lift system the building size should be limited to 7,600 sf. of office plus 2,000 sf. of residential.

Lastly, we are concerned with the issue of accountability. We want to be sure that the developer be strictly held to the requirements of the county. In other words, we do not want to see an acceptable plan approved by the county, only to see a completely different proposal built during the construction process.

Sincerely,

Dave Sloan  
President, HOA of White Oak townhouses  
Sand Hill Road, Menlo Park  
[dave.sloan@gmail.com](mailto:dave.sloan@gmail.com)  
650-283-3318

000380

Gerald Meloy  
Jerrine Barrett  
2140 Sand Hill Road  
Menlo Park, CA 94025

15 November 2008

Ms Erica Adams  
Planner II  
Planning and Building Department  
456 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

Re: PLN 2008-00136

Dear Ms Adams:

We are writing concerning the referenced application for a two story office building located at 2126 and 2128 Sand Hill Road. The area on the North side of Sand Hill Road between Santa Cruz Avenue and the entrance to Sharon Heights is residential in keeping with the zoning of the Master Plans of both the county and the city. The only exception is 2108, which was converted to offices and two residences to preserve a historic building. This conversion maintained the residential appearance of the area and did not add significantly to the traffic on Sand Hill Road. The proposed office building is not in keeping with this residential appearance, nor with the residential zoning.

In his application file, the developer has stated that there is no community objection to his request to rezone the property so he can build a two story office building. This is not correct, many nearby residents do object to his plans. There are several issues that should be considered in reviewing his plan.

Impact on neighbors: The planned building does not fit in with the appearance of the neighborhood neither on Sand Hill Road nor on adjacent Santa Cruz Avenue, all of which is wood or stucco residential construction. The density of the proposed building is much greater, two times, than that of the corner parcel. The side setbacks are inadequate in separating commercial use from residential use. Moreover, the building's proposed trellises extend within two feet of the property line.

The building does not honor the current daylight planes in the S-92 overlay zone. Because of overly large houses the residents of West Menlo Park have worked hard to have the County adopt zoning requirements for daylight planes, this requirement should not be violated by this commercial building.

The current design does not provide enough parking even though a lift system is proposed. The noise impact of the lift system has not been addressed.

000381

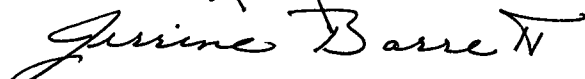
Impact on Traffic: Traffic on Sand Hill Road is congested during rush hours, to the extent that we have trouble exiting our driveway West on Sand Hill during the evening rush hours. We have continually been in contact with the Menlo Park police regarding cars using the bicycle lanes at this time. An additional 50 to 60 cars trying to exit from the proposed office building while 10 to 15 autos are trying to enter Whiteoak would add very significantly to the problem and would be an invitation for more cars to use the bicycle lane, endangering cyclists where three riders have already been killed.

In summary, if an office building is built at 2126 -2128 Sand Hill Road it should be limited to 8,000 square feet and be in character with the surrounding residential area; wood or stucco siding, pitched roof, and limited floor area to property ratio. Sufficient parking should be provided and the use should minimize traffic leaving and entering the already crowded Sand Hill Road. The later requirement would eliminate medical or dental offices, which generate excessive amounts of traffic.

Further, it is very important closely to monitor the construction to assure that approved plans are followed. We sincerely request that these points taken into account in considering the developers request for 2126 and 2128 Sand Hill Road. Please add us to the list of interested parties for notification of meetings regarding the referenced proposal.

Yours Truly,

  
Gerald Meloy

  
Jerrine Barrett

The Planning Commission  
County of San Mateo  
County Office Building  
455 County Center  
Redwood City, CA 94063

COUNTY HAS  
61 signed  
copies of  
this petition

RE: Hearing 9:30 a.m. March 25, 2009  
2128 San Hill LLC  
Steven Baugher, Applicant  
File No.: PLN 2008-00136  
Location: 2126 and 2128 Sandhill Road  
Assessor's Parcel Nos.: 074-120-140 and 074-120-160

Dear Sir or Madam:

I, the undersigned, live at Menlo Commons, 2140 Santa Cruz Avenue, Menlo Park, CA 94025.

I strongly protest the proposed rezoning of the above-named property for land use designation from Medium Low Density Residential to Office Commercial.

May I respectfully remind the Commission that Menlo Commons was created by the County of San Mateo in the late '70s for seniors 55 and over and that the proposed 14,200 sq. ft. 2-story commercial office building in our midst would destroy the quiet enjoyment of our residential environment and detract from the property value of our condominiums, as well as that of the residential properties around us.

Sincerely yours,

Dated: 3-24-09

Signed:

Unit No.

C 208

*Rudecindo F. Torres* <sup>Husband</sup>  
*Judith S. Bass* - owner

000383

September 20, 2009

Board of Supervisors  
San Mateo County  
455 County Center  
Redwood City, CA 94063

Re: PLN 2008-00136 (2126 & 2128 Sand Hill Road, Menlo Park)

As a neighbor living in an adjacent property, I am writing in support of the project as approved by the Planning Commission. I feel strongly that no additional changes be made.

Area residents have suggested increasing the building's setback from Sand Hill Road. That would have a direct, negative effect on property owners at Pacific Hill. The first story of the proposed building runs deeper into the property from Sand Hill Road than does the second story. The portion of the structure that is one story tall is adjacent to our property line. Because we are downhill from that property, the first floor of the new building will generally line up with the second floor of Pacific Hill. Our western building has 18 units. Six of them **receive light on only one side** – the side facing the proposed development. A change in setback (from Sand Hill) of the proposed building would result in a greater blockage of light for our residents. The second story of the proposed structure needs to remain as close to Sand Hill Road as possible so that Pacific Hill residents are not living in a dark cave.

My home is close to the Pacific Hill property line adjacent to 2100 Sand Hill Road, which is on the corner of Sand Hill Road and Santa Cruz Avenue. **Although the development was opposed by Pacific Hill at the time it was built, it has proved to be inconsequential.** The professional office buildings are not occupied at night or on weekends. That is one of the primary reasons why I welcome a similar development at 2126 & 2128 Sand Hill Road.

I urge the Board of Supervisors to approve the proposed project as it stands.

Regards,

Lucy Kohlmeier  
PO Box 16563  
Stanford, CA 94309

[resident and property owner at Pacific Hill, 2160 Santa Cruz Avenue, Menlo Park]

000384

**From:** "Marc Sanders" <sandersm@epgy.stanford.edu>  
**To:** eadams <eadams@co.sanmateo.ca.us>  
**Date:** 9/20/2009 8:49 PM  
**Subject:** Comments on File No: PLN2008-00136 (Sand Hill Rd. Development)

Dear San Mateo County Board of Supervisors,

As a long-time resident of Pacific Hill Condominiums, I am writing to express my strong support for the proposed PUD development at 2126/2128 Sand Hill Rd, as approved by the Planning Commission on 8/26/09. Commercial office is the most appropriate use of this unusually-situated property, and the proposed development will be a positive contribution to the neighborhood and to San Mateo County.

Sincerely,

Marc D. Sanders  
Pacific Hill Condominiums  
2160 Santa Cruz Ave. #14  
Menlo Park, CA 94025

sandersm@stanford.edu

000385

**Erica Adams - 2128 Sand Hill Office Building**

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**From:** "Ilsabe Niemeyer" <ilsoby@gmail.com>  
**To:** <eadams@co.sanmateo.ca.us>  
**Date:** 9/20/2009 11:50 AM  
**Subject:** 2128 Sand Hill Office Building

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Dear Erica,

I own one of the condos at Pacific Hill that is facing the proposed development at 2128 Sand Hill Rd.. I support the plan approved by the planning commission unequivocally and 100% for the following reasons:

Our properties are located in much closer proximity to the planned building than White Oaks or Menlo Commons and of the 18 apartments on this side the windows of 12 apartments face 2128 Sand Hill Rd., most exclusively.

If a high density apartment is built in that location we may have noise and light interference 24/7.

If there is a disturbance - which is more likely with an apartment building than an office building - we would have to call the county sheriff instead of the Menlo Park Police and thus probably have a much delayed response time.

Last not least this project with a green roof and green area behind it etc. is probably the most environmentally friendly neighbor anybody can hope for.

Sincerely,  
Ilsabe Niemeyer  
2160 Santa Cruz, #4  
Menlo Park, CA 94025

000386



**Erica Adams - Comments on File No: PLN2008-00136 (Sand Hill Rd. Development)**

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**From:** "jamie marks" <jamiejamie@sbcglobal.net>  
**To:** <eadams@co.sanmateo.ca.us>  
**Date:** 9/19/2009 5:17 PM  
**Subject:** Comments on File No: PLN2008-00136 (Sand Hill Rd. Development)

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Hello,

As a resident of Pacific Hill Condominiums, I am writing to express my strong support for the proposed PUD development at 2126/2128 Sand Hill Rd, as approved by the Planning Commission on 8/26/09. Commercial office is an appropriate use of this property, and the proposed development will be a positive contribution to the neighborhood and to San Mateo County.

Jamie Marks

2160 Santa Cruz Avenue #13

Menlo Park, CA 94025

[jamiejamie@sbcglobal.net](mailto:jamiejamie@sbcglobal.net)

000387

**Erica Adams - Comments on File No: PLN2008-00136 (Sand Hill Rd. Development)**

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**From:** "Rose Repetto" <roserepetto@gmail.com>  
**To:** <eadams@co.sanmateo.ca.us>  
**Date:** 9/19/2009 2:35 PM  
**Subject:** Comments on File No: PLN2008-00136 (Sand Hill Rd. Development)  
**CC:** <srb\_ranchworks@yahoo.com>

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Dear Ms. Adams,

As a resident of Pacific Hill Condominiums, I would like to express my strong support for the proposed PUD development at 2126/2128 Sand Hill Rd, as approved by the Planning Commission on 8/26/09. Commercial office is an appropriate use of this property, and I am hopeful will be a positive contribution to the community and to the county of San Mateo.

Thank you for considering my views on this matter.

Sincerely,  
Rosemarie Repetto  
Pacific Hill Condominiums  
2160 Santa Cruz Ave. #15  
Menlo Park, CA 94025  
[roserepetto@gmail.com](mailto:roserepetto@gmail.com)

000388

**Erica Adams - Comments on File No: PLN2008-00136 (Sand Hill Rd. Development)**

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**From:** "Gail Wardwell" <gail@gailwardwell.com>  
**To:** <eadams@co.sanmateo.ca.us>  
**Date:** 9/19/2009 11:41 AM  
**Subject:** Comments on File No: PLN2008-00136 (Sand Hill Rd. Development)  
**CC:** <srb\_ranchworks@yahoo.com>

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Dear Ms. Adams,

I'm a condominium owner at Pacific Hill. I'm in support of the proposed PUD development at 2126/2128 Sand Hill Rd, as approved by the Planning Commission on August 26, 2009.

Regards,  
Gail Wardwell  
Pacific Hill Owner

000389

**From:** "Federico Politi" <politi@gmail.com>  
**To:** <eadams@co.sanmateo.ca.us>  
**CC:** <srb\_ranchworks@yahoo.com>  
**Date:** 9/19/2009 9:33 AM  
**Subject:** Comments on File No: PLN2008-00136 (Sand Hill Rd. Development)

Dear Mrs. Adams

as a resident of Pacific Hill Condominiums, I am writing to express my strong support for the proposed PUD development at 2126/2128 Sand Hill Rd, as approved by the Planning Commission on 8/26/09. Commercial office is an appropriate use of this property, and the proposed development will be a positive contribution to the neighborhood and to San Mateo County.

Best Regards,

Federico Politi

000390